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Handy book of the
builders' exchange . . .

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AND
Contractor

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Wood,
Brick,
Stone
and Iron
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Residence : 1516 Sanderson Ave.

EDWIN G. HUGHES, Contractor and Builder.



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Stone
and
Frame
BUILDINGS.



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Sewer Pipes, Flue Linings, &c.

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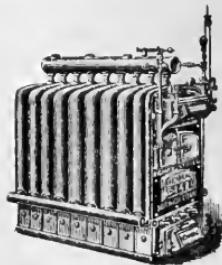
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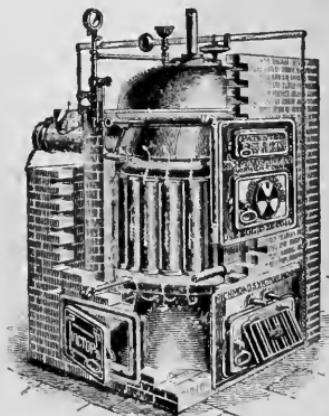
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Easy Burner, Perfect Baker, Durable and
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\$28 to \$50.

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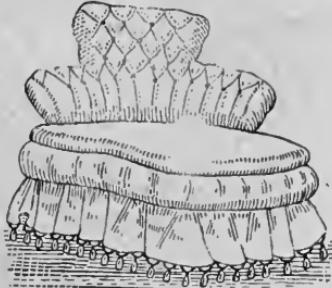
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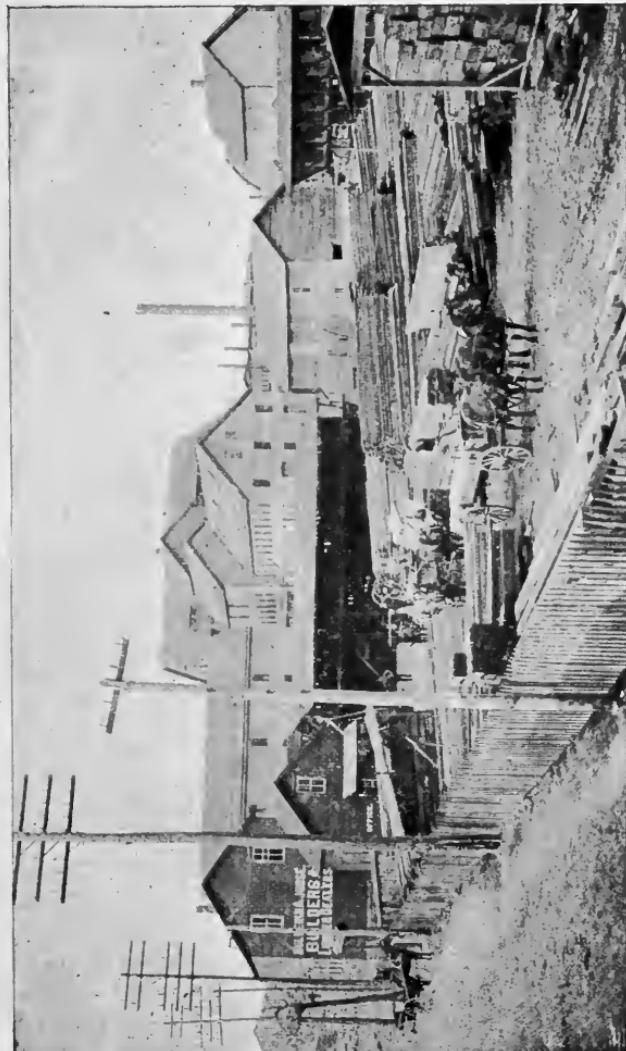
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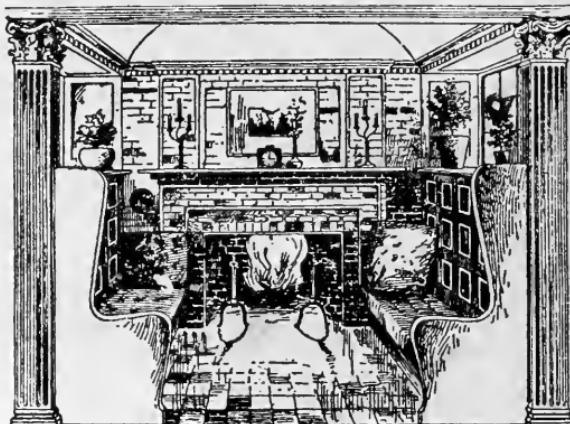
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Estimates furnished for special designs, also for Marble and Slate work.

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 - A hotel first-class in all appointments.

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 - A number of fine residences already built.
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 - Unequalled railroad facilities and commutation rates.
 - A broad and beautiful boulevard to Scranton, with easy grades and smooth surface, free from electric cars and railroads, to be finished by August 1, 1894.
 - A clear, dry atmosphere. Pure water. Perfect drainage.
 - Every condition of health.
 - Every advantage desired for homes.

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"COMMONWEALTH,"
SCRANTON.

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and Builders....

Handy = = Book

OF THE

 Builders'
B Exchange

OF

Scranton, Pa.

1894-5.

M. A. COSTA, PUBLISHER,
Wilmington, Del.

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The Lackawanna Hardware Co.,

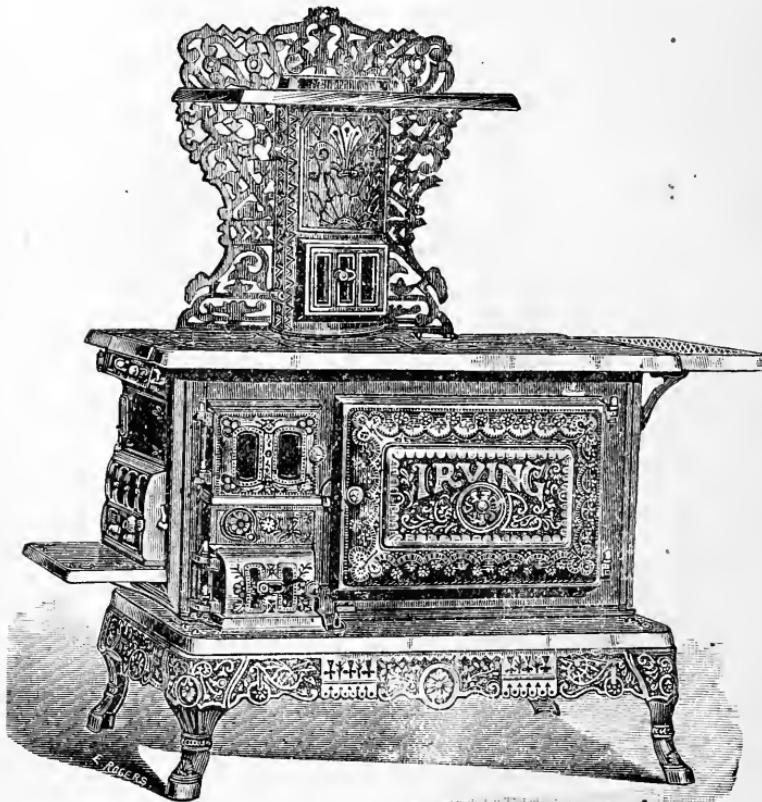
The Leading House in Eastern Pennsylvania.

Plate, Sheet, Ground, Leaded and Embossed Glass.

We Control
The

IRVING RANGE,

The Best
Made.



221 Lackawanna
Avenue

222-224 Center St.

PREFACE.

The Builders' Exchange.

TO THE PUBLIC:

In presenting this Hand-Book it is proper to preface its contents with a brief explanation of the plan and purposes of the Exchange, whose interests it represents.

The Exchange, in common with similar associations of business men, has been organized to facilitate the business of its members; to enable them to economize time and conduct their legitimate trade affairs with precision and consistency.

The Exchange aims to include in its membership only such as are entirely proficient and indubitably reputable in their respective branches of the Building trade; the list of members hereafter published will show that this aim has been very fully attained. In short the Exchange is an aggregation of the leading representatives of all branches of the Building trade.

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= **P**ainter and
Contractor,

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Paints a Specialty.

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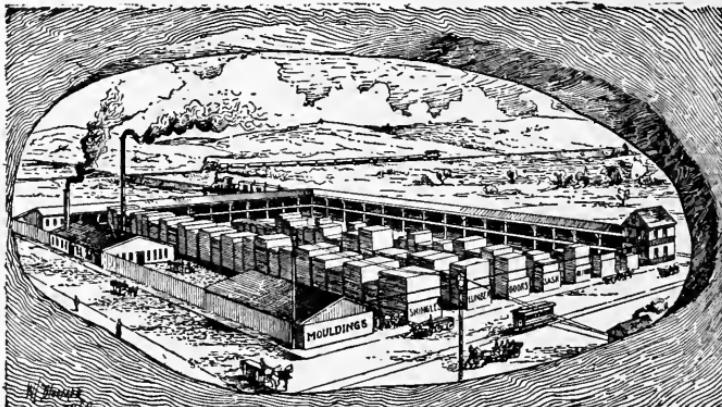
Edmund A. Bartl,
TELEPHONE 2863.

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and ARCHITECT,
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WHOLESALE AND RETAIL DEALERS IN

LUMBER AND BUILDING MATERIAL.



Sash, Blinds, Doors, Planing & Mill Work.

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We Make a Specialty of

Georgia Pine Timber and Rift Sawn
Southern Pine Floorings.

Yards and Office

Washington Ave. and Ash Sts

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Steam and Hot Water Heating.
Sheet Metal Work.

Gunster & Forsyth,

Hardware, Plumbing and Tinning.

327 Penn Ave., Scranton, Pa.

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JAMES COLLINS.

READING SECRETARY,
WM. R. WILLIAMS.

TREASURER,
THOS. E. LYDDON.

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Wm. R. Williams,
Peter Stipp,
John Colligan,
Henry J. Gunster,

Already in office to act for one year,
John Benore,
Conrad Schroeder.
Charles N. Lord,
H. C. Hinman,
Luther Keller,
Chas. McMullin.

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Conrad Schroeder,

Thomas Lyddon,
John Nelson,
N. A. Kaufhold,

JOHN NELSON, Inspector of Buildings.

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Office, rear 320 N. Washington Ave., Scranton, Pa.**



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now being constructed on For-
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Coal Exchange, Scranton.

Welles Building, Wilkes-Barre.

Ransom Insane and Poor Building

Carbondale Public Hospital.

Dunmore High School.

Public Schools Nos. 7 and 25,
Scranton.

Dunmore I. O. O. F. Halls, etc.

W. W. Watt Building, Carbondale
Raub Building, Scranton.

Plymouth Church, Hyde Park.

Boies Car Wheel Works.

Parochial Residence, Dunmore.

Bicycle Building, Scranton.

Mauch Chunk Electric Light Build-
ing.

Olyphant High School.

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Over 300 Choice Dwellings in Scranton.

Modern Plans for Inspection.

Sketches for Approval.

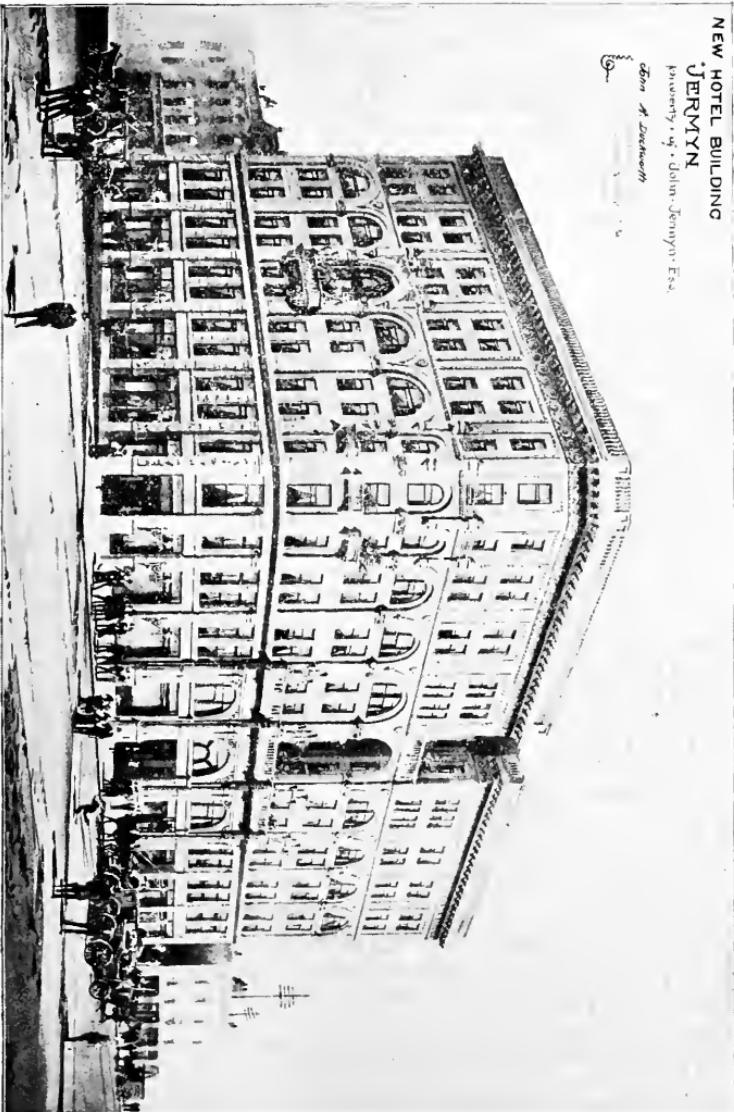
NEW HOTEL BUILDING

JERMYN

Property, of, John Jernyn, Esq.

Done at London,

1861.



New Hotel Building JERMYN, now being constructed on Forrest House Site.



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Petersburg Blue & West Mountain Yellow Stones.

Stones delivered to all parts of the city. Contracts taken for all kinds of excavating, masonry and cementing of cellars.

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H. A. KAUFHOLD, Supt

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Interior Finish.**

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512 Spruce St.

TELEPHONE 513.

EDMUND A. BARTL, CIVIL, MINING ENGINEER
and ARCHITECT,
404 Lackawanna Avenue, Scranton, Pa. Telephone 2863.

Formation of the Builders' Exchange, Scranton, Pa.

The lack of harmony in business methods, which always exist where there is no organization among business men of one enterprise, having crept into the building business and its kindred trades, the builders and contractors of Scranton thought that the formation of a Builders' Exchange might materially aid in promoting more sociability and a better understanding amongst them by establishing uniform laws for the governing of the several associated interests. To consider the advisability of the formation of such an enterprise a meeting was held on Feb. 16th, 1892, at the office of Mr. Frank M. Moyer on Court House square. Thirteen of the most prominent contractors of the city were present.

Another meeting was held on Feb. 29th, at the same place, and the resolution was passed to designate the association as the Builders' Exchange of Scranton. Preliminary steps were then taken towards its establishment.

MASON & SNOWDON, Lumber : Dealers,

Office, Mill and Yard:--Foot of Wood St.,
(Near Bull's Head.)

SCRANTON, PA.

Rough and Dressed Lumber, Mouldings, Scroll Sawing,
and all Kinds of Mill Work.

SCRANTON STONE CO. Can furnish you all kinds of Building Stone.
R. R. to Quarries. Prompt Delivery Guaranteed.
OFFICE, 32 BURR BUILDING.

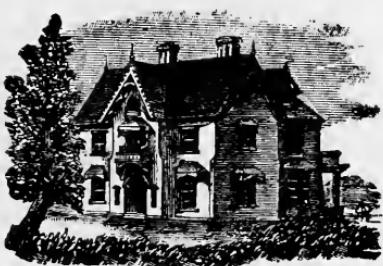
The following officers were elected pro tem.: John Benore, president; Frank M. Moyer, vice-president; James Collins, secretary; Thomas E. Lyddon, treasurer.

It was voted to appoint a committee of seven for the purpose of drawing up rules and by-laws and to procure the necessary charter. It was also voted that the enrollment of members take place on the evening of March 7th, 1892.

On April 11th, 1892, the Exchange rented quarters in the Noaks Building on Spruce street. The principal item of business that came before the next meeting was the discussion in regard to the carpenter's strike which was inaugurated in May and which brought the building interest to a standstill for about three months. This caused the Builders' Exchange to assume a standing of prominence before the general public.

On April 22d, 1892, the act to incorporate the Builders' Exchange of Scranton was promulgated under charter granted them.

On July 1, 1892, the temporary officers having retired, the following officers were elected to serve for six months: Conrad Schroeder, president; John W. Howarth, sen. vice-president; George D. Brown, jr. vice-president; James Collins, recording secretary; George W. Finn, reading secretary; Thomas E. Lyddon, treasurer.



JOHN COLLIGAN,

CONTRACTOR AND BUILDER,

Press Brick Work a Specialty.

628 N. Washington Avenue.

JOHN D. KOHL, CONTRACTOR AND BUILDER,
COR. DELAWARE ST. AND MADISON AVE.

At the January, 1893, meeting, the following officers were elected: George W. Finn, president; J. W. Howarth, sen. vice-president; Charles N. Lord, jr. vice-president; James Collins, recording secretary; Henry Gunster, reading secretary; Thomas E. Lyddon, treasurer.

At the January, 1894, meeting, the present officers were elected.

The Exchange moved into their present handsome quarters at 421 Lackawanna avenue, on April 3d, 1893. Its condition is a prosperous one and it is steadily growing in popular favor. Its membership numbers 44 and represents the most prominent business men connected with the building interests of the city. They are looking forward to owning their own building at some near date and a building committee have the matter in charge.

For a young organization great strides have been made, and the city of Scranton may look for still greater improvements as the outgrowth of the harmony existing throughout the Builders' Exchange.

M. H. HOLGATE,

Real Estate, Mortgages

And Other Securities Bought and Sold.

Loans Negotiated.

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BUILDERS HANDY BOOK.

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AND
Builders,

And Dealers in All Kinds of

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312-314 Forest St.,

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E. W. OSTERHOUT

W. D. Osterhout & Son,

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DEALERS IN

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Shingles, Pickets, Mouldings and
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All orders promptly attended to.

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TELEPHONE 2863. 404 Lackawanna Avenue, Scranton, Pa.

Order of Business.

1. Roll Call of Members.
2. Reading Minutes of last Meeting.
3. Application of Membership.
4. Reports of Board of Directors and Committees.
5. Balloting for New Members.
6. Communications.
7. Unfinished Business.
8. New Business.
9. Receipts for the Evening.
10. Adjournment.

• **C. S. JACOBS,** •

DEALER IN

Wall Paper, Window Shades & Fixtures,
Oils, Brushes, Glass and Ceiling Decorations.

PAINTER AND PAPER HANGER.

1549 Dickson Avenue, Green Ridge.

Scranton Stone Co.

Can furnish you all kinds of
Building Stone. R. R. to Quarries.
Prompt Delivery Guaranteed.
OFFICE, 32 BURR BUILDING.

Luther Keller,
Quarries and Works, Portland, Pa.

Best Patent Plaster in the Market.
Office, 813 W. Lackawanna Avenue,
SCRANTON, PA.

BUILDERS HANDY BOOK.

31

CONSTITUTION

AND

BY-LAWS

OF THE

Builders Exchange

OF

SCRANTON, PA.

FRANK T. KNAUSS,

MANUFACTURER OF

Special Furniture and Fine Cabinet Work,

For Churches, Schools, Banks, Offices,
Halls, Stores, Dwellings, Etc.

Show Cases, Mantels and Private Offices,

No. 516 Penn Ave., Scranton, Pa.

JOHN D. KOHL, Contractor and Builder,
Cor. Delaware Street and Madison Ave. **P. O. BOX, 454,**

CONSTITUTION.

ARTICLE I.

SEC. 1. This association shall be known as the Builders' Exchange of Scranton, Pa.

SEC. 2. The objects and purposes of this association shall be the promotion of mechanical and industrial interests among the several building trades; to establish just and equitable principles of trade, and maintain uniformity and just principles in the letting of contracts for the erection of buildings; to acquire, preserve and disseminate valuable business information, and also to adjust, as far as practicable, controversies and misunderstandings arising between individuals engaged in the various industrial pursuits belonging to the building trades, and to provide effective means for the prevention of abuses and impositions on the various trades; to enforce all laws which may be hereafter enacted for the protection of the building industries, and to secure by lawful means the punishment of any member of the association violating such laws or rules of the association.

ARTICLE II.

This Constitution may be amended by a two-thirds ($\frac{2}{3}$) vote of the members present at the annual or quarterly meetings by giving thirty (30) days' notice to each member of the association, and posting the amendments to be made in the rooms of the Exchange.

BERTON E. DAVIS,

CONTRACTOR
AND BUILDER.

Estimates furnished for all kinds
of Buildings.

Jobbing promptly attended to.
Also dealer in all Kinds of
LUMBER.

OFFICE:

COR. NAY-AUG AVE. & GREEN
RIDGE ST., SCRANTON, PA.



Frank M. Moyer

Office, rear 320 N. Washington Ave., Scranton, Pa.

CONTRACTOR AND BUILDER,
WOOD CONSTRUCTION,

BY-LAWS.

ARTICLE I.

ELIGIBILITY.

SEC. 1. Any firm directly connected with, or permanently engaged in the trades or industries of building, or that manufactures and furnishes material for building purposes, may become a member of this Exchange.

SEC. 2. Upon approval of the Board of Directors, persons others than those mentioned in section 1 may be subscribers to the Exchange rooms and enjoy the privileges of the same, except the right to vote, upon the payment of the initiation fee and annual dues.

SEC. 3. Upon retirement from active business, any member may become a life member.

ARTICLE II.

RULES GOVERNING MEMBERSHIP.

SEC. 1. All members shall sign the Constitution and By-Laws of this association before they are entitled to the privileges of the floor, giving their place of business and residence, and will leave with the Secretary, in writing, any change from either of the above places.

JOHN D. KOHL,

CONTRACTOR AND BUILDER,

Estimates for Buildings Furnished and all Jobbing
promptly done. Plans and Specifications fur-
nished for all kinds of Buildings.

MADISON AVENUE CORNER DELAWARE STREET,

P. O. Box, 454.

SCRANTON, PA.

Edmund A. Bartl,
TELEPHONE 2863.

CIVIL, MINING ENGINEER
and ARCHITECT,

404 Lackawanna Ave., Scranton, Pa.

Peck Lumber Mfg. Co.

Planing, Moulding, Scroll Sawing, Shaping, Shingles, Lath, Pickets and Siding.
101 to 111 E. Market St., Telephone 513.
Providence and Peckville, Pa.

SEC. 2. All applications for membership in this association shall be in writing, on a blank of the association provided for that purpose, with the initiation fee of ten dollars (\$10) enclosed, which shall be the initiation fee of the association until July 1st, 1893, after which date the initiation fee shall be fifty dollars (\$50), and shall be left with the secretary of the association who shall post the application up in the Exchange rooms, ten days prior to the next regular meeting, at which meeting said application shall be submitted for action to the association by ballot, and if four-fifths of the ballots are favorable, he or they shall then be admitted to membership.

SEC. 3. Should the application be rejected the money paid in as above shall be returned to him. An application having been refused admission shall not be allowed to renew the application within six (6) months from the date of such refusal.

SEC. 4. The annual dues of this association shall be ten dollars, payable semi-annually in advance, and any member failing to pay said dues for sixty days shall forfeit all rights and privileges of the Exchange; and if said member fails to pay all dues and assessments for six months he shall be suspended or expelled as the association may direct.



E. D. CAPWELL & BROS.,
Contractors

—AND—

Builders,

Also dealers in
Pine Lumber, Mouldings
and Shingles.
All kinds of Repairs done on
short notice.

Estimates cheerfully given.

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SCRANTON, PA.

Scranton Stone Co.,

Owners and operators of the West
Mountain Yellow Stone Quarries.
R. R. to Quarries.
OFFICE, 32 BURR BUILDING.

Luther Keller,
Quarries and Works, Portland, Pa.

Sewer Pipes, Flue Linings, etc.
Office 813 W. Lackawanna Avenue,
SCRANTON, PA.

BUILDERS HANDY BOOK.

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SCRANTON, PA.

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SEC. 5. Any member or firm becoming suspended for non-payment of dues, cannot be reinstated for less than fifty dollars, and all back dues to time of reinstatement.

ARTICLE III.

OFFICERS AND ELECTION.

SEC. 1. The officers of this association shall consist of a President, two Vice-Presidents, a Secretary, and a Treasurer, whose term of office shall be for the period of one year.

SEC. 2. There shall be a Board of Directors, consisting of twelve members (and the president who shall act as *ex-officio* member of the same). Said director to serve for the balance of the present year, or until the first meeting in January, 1893. And at the first meeting in January there shall be an election of directors in the following manner: they shall be divided into two classes; the first class (of six members) shall hold office for two years; those of the second class shall hold office for one year. Thereafter one-half of the Board of Directors shall be chosen annually, who shall hold office for two years and until their successors are elected and qualified.

SEC. 3. There shall be a Standing Committee for determining all such disputes as shall be submitted to it; to be styled Committee on Appeals. This committee shall consist of seven members elected at the same time and in the same manner as the directors of the association; six members shall constitute the committee.

ARTICLE IV.

SEC. 1. There shall be a Standing Committee to be styled "Builders' Council," which shall consist of one representative from each of the several trades and dealers in and manufacturers of material represented in this association. This committee shall be appointed by the president of this association, upon the recommendation of the several branches represented, at the first meeting in July, and afterward at the annual meeting in January, and shall serve for one year or until their successors are appointed.

SEC. 2. The duties of the Builders' Council shall be to settle all disputes arising between employer and employee when brought before them by the trades in which disputes have oc-

FRANK M. MOYER, Contractor and Builder,
WOOD CONSTRUCTION,

Office, rear 320 N. Washington Ave., Scranton, Pa.

curred; and they shall have full power to act without reference to this association. When deemed advisable by the council the chairman of the same shall report their proceedings to this association.

ARTICLE V.

MEETINGS.

SEC. 1. The regular monthly meetings of the Builders' Exchange of Scranton, shall be held on the first Monday of each month at 2 o'clock p. m. And the regular quarterly meetings shall be held on the 1st Monday of the months of March, June, September, and December, immediately after adjournment of monthly meeting. The annual meeting shall be held on the second Monday of January, at 2 o'clock p. m., for the purpose of closing up all business of the year, at which time the new officers shall be installed. Should any of the days set for the meeting of the association fall on a legal holiday the meeting shall be held the following day.

SEC. 2. Special meetings shall be called by the president at any time during the year at the written request of five members, they stating the object of the meeting. Notice of such meetings shall be posted in the Exchange rooms previous thereto.

SEC. 3. Nine members shall constitute a quorum for the transaction of business.

SEC. 4. The nomination of officers and representatives to the National Association to be elected at the first meeting in January, are to be made at the last or quarterly meeting in December of each year.

ARTICLE VI.

ELECTIONS.

SEC. 1. The annual election of officers shall be held on the first Monday in January of each year. The polls shall be open from 9 o'clock a. m., until 1 o'clock p. m., and vote by ballot.

SEC. 2. Should any vacancy occur in any of the elective offices, it shall be filled by ballot at the next regular meeting after receiving such notice.

Edmund A. Bartl,
TELEPHONE 2863.

CIVIL, MINING ENGINEER
and ARCHITECT,
404 Lackawanna Avenue, Scranton, Pa.

SEC. 3. Three members shall be appointed by the President at the last quarterly meeting, who shall act as judges of the election, and they shall report the result at the meeting of the association to be held in the afternoon following said election, at 2 o'clock p. m.

SEC. 4. If from any cause the election of officers of this association should not be held as provided for, said election shall be held on some future day, to be designated by the Board of Directors, and the officers then in power shall act until their successors are duly elected and qualified.

SEC. 5. The Vice-President receiving the greatest number of votes shall be considered Senior Vice-President.

ARTICLE VII.

DUTIES OF PRESIDENT AND VICE-PRESIDENT.

SEC. 1. It shall be the duty of the President to preside at all meetings of the association, approve all accounts previous to their being paid by the Treasurer, which have been authorized by the Board of Directors, and to appoint, at the regular monthly meeting in December, a committee of three (3) from the members at large not holding office, whose duty it shall be to examine and audit the accounts of the Secretary and Treasurer, for the year ending, and report the result of their examination and finding to the association at the annual meeting; and whenever requested in writing by at least five members, it shall be his duty to call a special meeting. The president shall at the annual meeting, appoint three members of the Exchange a stand-

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Owners and Operators of the West Mountain Yellow Stone Quarries. R. R. to Quarries. OFFICE, 32 BURR BUILDING.

ing Committee on Legislation; a standing Committee of three on Railroads; also, the Builders' Council, as provided in Article IV.

SEC. 2. The Vice-President shall, in order of seniority, in the absence of the President, have the same power and authority that the President possesses when present; and in case all these officers be absent, the members assembled at any meeting may elect a President *pro tem.*, to act in his stead. In case of the absence of the President and Vice-Presidents, any ten members may call a meeting by giving three (3) days' in two or more of the daily papers of the City of Scranton.

ARTICLE VIII.

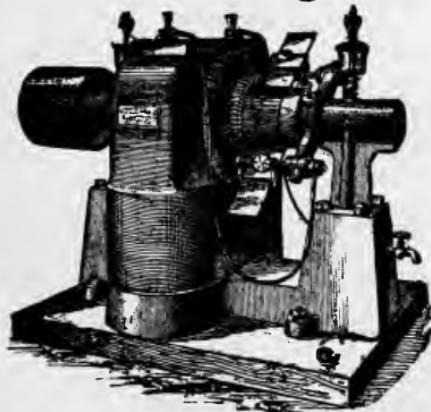
DUTIES OF THE SECRETARY.

The Secretary of this association shall keep or cause to be kept, a fair and regular journal of all its proceedings, countersign all warrants drawn upon the Treasurer, and issue certificates of membership to all members in good standing; present

F. H. EISELE, MANAGER.

AUG. HUMMLER, SUPT.

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P. O. BOX, 454.

all communications which may be made for its consideration, and perform such other service as may be required of him by the association.

ARTICLE IX.

DUTIES OF THE TREASURER.

The duties of the Treasurer shall be to take charge of the funds of the association, to pay all warrants issued by the President and countersigned by the Secretary : to keep fair and regular accounts, subject at all times to investigation by a vote of the association or any member of the Board of Directors; to exhibit the same at the quarterly meetings, together with a statement of funds in his possession; and he shall give satisfactory security for the execution of his trust. He shall invest any surplus funds which may accumulate from time to time in his hands, in such securities as may be decided upon by the Board of Directors. He shall make a true and faithful report of all matters under his charge at the annual meeting, and at any other time when called upon to do so by the Board of Directors.

ARTICLE X.

DUTIES OF THE BOARD OF DIRECTORS.

SEC. 1. All the business of the Builders' Exchange shall be managed and conducted in accordance with the rules of the association, by and under the direction of the Board of Directors. They shall annually elect on the first Monday in January, one of the members for permanent chairman, and appoint a Secretary to the Board, who shall keep a minute book in which all their transactions shall be recorded, which shall at all times be open for inspection by any member of the association.

SEC. 2. The Board of Directors shall also recommend the compensation for the service of the Secretary, and all other persons appointed to perform any services to the association, for their approval, and they shall require from the Secretary and Treasurer good and sufficient bonds, to be executed and made payable to the President and his successors in office, for the faithful performance of their several duties and trusts.

SEC. 3. The Board of Directors shall, immediately after their organization, annually appoint a suitable male person as Secretary, who shall attend all meetings of the Board, keep a correct account of the proceedings, give notice to the members of all meetings, and remain in the office during business hours of each day. He shall act as doorkeeper at all meetings of the association. He shall take receipts of all money paid out by warrants, and file the same; and shall be custodian of all bills passed by the Board, and keep them in such order that he can refer to them at any time; and shall conduct the correspondence with all persons in relation to the business of the Exchange; and shall keep an account of all moneys received by him and pay the same over to the Treasurer immediately, who shall receipt for the same; and shall report at each stated meeting of the Board the amount of money collected by him and paid to the Treasurer during the preceding month: He shall keep all the account books in a neat and correct manner, and shall exhibit a statement of the accounts at such times as may be required, and shall also at the last meeting in December of each year, furnish an estimate of the amount of funds necessary for the ensuing year, to the Board of Directors; he shall give bonds as required by the Board of Directors for the faithful performance of his duties.

SEC. 4. They shall hold meetings on the first Monday of the month, or special meetings, if necessary, for transacting business.

SEC. 5. They shall, once a month, examine all bills that may be sent to the association for payment, and if they find them correct have them so endorsed by their chairman and order warrants for the same. They shall also report to the association in writing, at the quarterly and annual meetings, its financial condition.

SEC. 6. They shall provide suitable rooms subject to the approval of the association, for the meeting of the members, which shall be kept open during the usual business hours, viz., from eight o'clock a. m., until five o'clock p. m.; and from eleven to twelve o'clock daily, shall be especially set apart for general transaction of business.

SEC. 7. They may, at all times, appoint from their own body special committees, as occasion may require.

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SEC. 8. The chairman, at the first meeting of the Board of Directors after organization, shall appoint the following committees from that body, who shall serve for one year, or until their successors are appointed: A Room Committee of three, who shall have charge of the rooms of this association and see that the rules relating thereto are properly enforced. A Supply Committee of three, who shall have charge of the purchasing of such materials and supplies as may be necessary for the proper conduct of the business of this association. A Membership Committee of three, who shall examine into the character and standing of all applicants for membership, and report the result to the Board of Directors at any regular or special meeting. A Finance Committee of three, who shall examine into and audit all bills and accounts, and perform such other duties relating to the finances of this association as may be referred to them.

SEC. 9. They shall, should the annual income from dues, rents, etc., be insufficient to meet the expenses of the association, make an assessment against each member; said assessment to be submitted to the association for its approval before it becomes binding on the members.

ARTICLE XI.

RULES OF THE EXCHANGE ROOMS.

SEC. 1. Every member of a firm belonging to or subscribing to the Exchange, shall be entitled to its privileges, and shall receive from the Secretary a certificate, which shall be a ticket of admission to the Exchange rooms; said ticket to be signed by the President and Secretary, and to be non-transferable; and the doorkeeper may request such ticket to be shown if he does not recognize the member.

SEC. 2. Each member shall be entitled to an additional ticket of admission for the use of his clerk, which will entitle him to the privilege of the Exchange without a vote. No person shall be admitted to the Exchange room who is not a member or subscriber, except under the following consideration, viz.: Any person wishing to see a member can inquire for him of the doorkeeper, then, if he is present and desires that such be admitted, the doorkeeper shall allow the person to pass.

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The quality of this stone is well and favorably known, having been used in the Municipal Building, the Elm Park M. E. Church and many other buildings, both in this and other cities. For all kinds of building stone call on the

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SEC. 3. Smoking will not be allowed in the Exchange room during the time the association is in session; neither will any discussion upon political or religious topics be permitted.

ARTICLE XII.

ARBITRATION.

SEC. 1. Any member desiring the services of a Committee of Arbitration shall file with the Secretary a copy of his complaint, stating therein the cause of action and the amount claimed, a copy of which shall be served on the opposite party by the Secretary; within three days after filing the same, the opposite party shall file an answer; the case shall be then considered and submitted. Within five days after the case is submitted both parties shall sign an agreement of submission, as prescribed in Article XIV.

SEC. 2. This committee shall be selected in the following manner, viz.: The member desiring arbitration to select one member, the opposite party to select one member, and these two a third member of this association, to whom the complaint and answer shall be submitted in writing within five days after said committee shall have been selected.

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AND
*** * * * * BUILDER,**
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W. Y. Address, Broadway Central Hotel.



Estimates and plans furnished at shortest notice.
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SEC. 3. Before proceeding to hear any testimony, the arbitrators shall take and subscribe an oath, the same and similar in form to that prescribed by Act of Assembly of Pennsylvania in case of arbitration.

SEC. 4. Neither party shall postpone the trial of a case longer than ten (10) days after the same has been submitted, unless good cause be shown therefor, satisfactory to the committee.

SEC. 5. The fees before the Committee of Arbitration shall be the same as if no appeal were made, which fees, according to the scale laid down, shall be paid into the hands of the Treasurer for the use of the association.

SEC. 6. The fees of such appeals shall be one-half the fees charged in the first instance, which shall go into the funds of the association, and the Secretary shall be entitled to three dollars for each copy of an award.

SEC. 7. In all cases decided by the Committee of Arbitration, either party thereto shall have the right, within ten (10) days after receiving proper notice of the award, to appear before the committee and file a bill of exceptions to the award,

Edmund A. Bartl, CIVIL, MINING ENGINEER
and ARCHITECT,
TELEPHONE 2863. 404 Lackawanna Avenue, Scranton, Pa.

setting forth his reasons for a new trial of the case, and the committee shall, in their discretion, confirm their previous award, or grant a new trial.

SEC. 8. And in all cases either party may appeal to the committee on appeals for a revision of the case, whose award shall be final; provided such appeal be made by written notice to the Secretary within ten (10) days after the decision of the arbitrators.

SEC. 9. The fees for arbitration under the sanction of this association shall be as follows:

For each award under	\$ 250	\$ 6 00
" " " from	250 to \$ 500	10 00
" " " "	500 to 1,000	12 00
" " " "	1,000 to 1,500	18 00
" " " "	1,500 to 2,500	25 00
" " " "	2,500 to 5,000	50 00
" " " "	5,000 and up	50 00

When no amount is awarded by the arbitrators to either contending party, the arbitration fee shall be the same as if the amount claimed by the plaintiff had been awarded.

SEC. 10. If parties in controversy fail to appear at the time set for trial, or request a postponement, they may (if the case is postponed) be fined by and for the use of the committee any sum at their option, not exceeding one-half the regular fees in the case. Such fine to be taxed is collected as other fees and costs in the case. The committee, however, may insist that trial shall take place.

SEC. 11. The above fees, and all additional costs that may be incurred in the investigation of suits, shall be paid by either of the parties in the case, as may be decided by the committee hearing the same. The arbitrators shall receive for compensation \$3.00 each for each sitting for all cases not exceeding \$1,000, and \$5.00 each for all over that amount. On parties taking an appeal, the fees of the arbitration must be paid before the case shall be submitted to the Committee of Appeals.

SEC. 12. In case of the failure of either party to comply with the award of the arbitrators, or that of the Committee of Appeals, within fifteen days after notice thereof, the President of the association shall, at the request of the party in whose

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favor said award has been made, cause said award to be filed in the office of the Prothonotary of the Court of Common Pleas of the County of Lackawanna, and have judgment entered thereon. The party at whose request the reward is filed, as aforesaid, paying all costs of arbitration or appeals before such award shall be filed as aforesaid.

ARTICLE XIII.

APPEALS.

SEC. 1. The proceedings before the Committee on Appeals shall be *de novo*. Any member of the Committee on Appeals who shall be related to either of the contending parties, or who shall be in any way directly interested in the subject matters of the controversy, shall be disqualified from sitting in such cases, and his place shall be filled as hereinafter provided.

SEC. 2. All vacancies in the Committee of Appeals, occasioned by disqualification to serve as hereinbefore provided, or by absence or inability of a member to attend, shall be filled by appointment by the president in each particular case.

SEC. 3. All reports of arbitration shall be laid before the association at the next regular meeting after the same take place.

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ARTICLE XIV.

ARTICLE OF AGREEMENT.

This Article of Agreement, made and entered into this, the day of A. D. eighteen hundred and witnesseth, that

WHEREAS, differences and controversies are now existing and pending between in relation to Now, therefore, we the undersigned do hereby mutually agree to submit the said differences and controversy to the arbitrament and decision of members of the Builders' Exchange, of Scranton, Pa., with the right of appeal on the part of either of the above named parties of the Committee on Appeals, according to the rules and regulations of said Builders' Exchange, of Scranton, Pa., and we do further authorize and empower the said Committee of Arbitration, or a majority of them; or in case of appeals, the said Committee of Appeals, or a majority of them, to arbitrate, award, adjust, and determine the difference now existing between us in the matter aforesaid; and we do further covenant and agree, that upon the award to be made as aforesaid by the said Committee of Arbitration, or in case of appeal, said Committee on Appeals, a judgment of the Court of Common Pleas of the County of Lackawanna, Pa., shall be rendered upon the award made as aforesaid.

ARTICLE XV.

SEC. 1. Any member of this Exchange who shall be guilty of unfair, dishonorable, dishonest, or unbusiness-like conduct in the transaction of any business, either in competing for work or material, or failing or refusing to comply with a contract according to terms thereof, or who shall wilfully neglect or fail to do his work according to terms of his contract, shall be deemed guilty of a violation of the rules of this Association; and upon being so adjudged, after a fair trial, shall be subject to suspension or expulsion.

SEC. 2. Any member of this Exchange becoming aware of any violation of this rule, either from his own knowledge or from information, shall forthwith report the same to the President, who shall refer it to the Committee of Appeals, whose duty it shall be to summon the member so charged before them,

Frank M. Moyer

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and inform him of the specific character and nature of the charges preferred against him, also the name of the party making the charge.

SEC. 3. The committee shall thereupon proceed to try the case, in accordance with such rules and regulations as they may adopt for that purpose; and if at the conclusion of the trial, they are of the opinion that the member so charged has violated any of the rules and regulations of the Exchange, it shall be their duty to recommend the suspension or expulsion of the offending member, and report the result of their action to the association, together with the facts in the case, for its approval.

ARTICLE XVI.

SEC. 1. No member of this Exchange who makes an estimate or bid to a principal contractor for work upon a building as a sub-contractor, shall at the same time, furnish said estimate or bid to a superintending architect, the proprietor or his agent.

SEC. 2. No member of this Exchange having, been awarded a principal contract, based upon estimates or bids heretofore solicited and received by him, shall after the award of such principal contracts to him receive new bids from sub-con-

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tractors for the mere purpose of securing still lower terms for such sub-contractors; nor shall any member, who is a sub-contractor, after he has bid to the principal contractor, alter or change his bid for the purpose of getting below a member that has given a lower bid to do the same work.

SEC. 3. The fact that such sub-bids and estimates were made and received previous to the letting of the principal contract, shall be conclusive evidence that they were used by the principal contractors, and, therefore, all bidders are hereby required to stand by their first bids, and to make no change unless there is a second letting.

SEC. 4. Resolved that on and after the first day of January, A. D. 1893, no member of this Exchange shall bid upon any building, or enter into a contract to erect any building or buildings where bids for the erection of such building or buildings are received from more than one member of this Exchange, without first receiving all plans and details necessary for the proper completion of the same.

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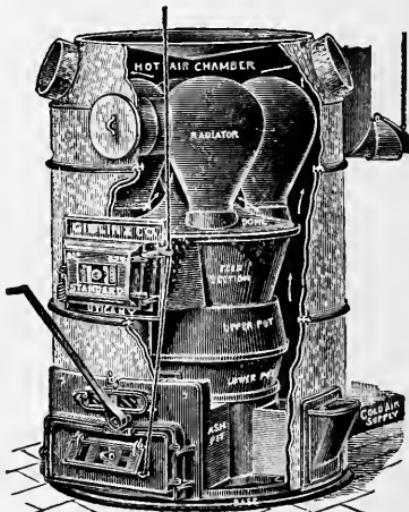
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R. R. to Quarries.
OFFICE, 32 BURR BUILDING.

ARTICLE XVII.

FINES, SUSPENSION AND EXPULSION.

SEC. 1. Any member of the association who shall wilfully violate any of the provisions of the Constitution or of these By-Laws, or who shall neglect and refuse to conform to any of the requirements thereof, shall, after due trial and conviction be fined, suspended or expelled as follows, to wit:

SEC. 2. Any member of this Exchange who shall violate the provisions of Sec. 1, 2, and 3, of Article XVI of these By-Laws, shall for the first offense he shall be fined \$20.00, for the second offense he shall be fined \$50.00, and for the third offense he shall be fined \$100, and expelled from membership in the Exchange.

SEC. 3. Any member of this Exchange who shall violate the provisions of Sec. 4 of Article XVI of these By-Laws, shall for the first offense be fined \$10, for the second offense \$25, and for the third offense he shall be fined \$50, and suspended from membership for one year.

SEC. 4. In the event of the neglect or refusal of any member to pay his fine the Board of Directors shall proceed to collect the same for the use of this association in like manner and form that all common debts are collected by law.

SEC. 5. Every member of this association shall be deemed and considered a member until suspended or expelled by the President or acting President at the regularly called meeting of the Exchange.

ARTICLE XVIII.

AMENDMENTS.

These By-Laws may be added to, altered or amended, at any regular meeting of the Exchange, by a two-thirds vote of members present. Said amendment must be proposed in writing at a regular meeting, and posted in the Exchange room until the next regular meeting, when it may be acted upon. *Provided*, That in case of emergency any or all these By-Laws may be suspended by a two-thirds vote of the members present at any regular or special meeting called for that purpose; notice of the proposed suspension having been mailed to all the members at least five (5) days prior to the date of said meeting.

JOHN D. KOHL,

COR. DELAWARE STREET AND MADISON AVE.

CONTRACTOR AND BUILDER,
P. O. BOX, 454,

BOARD OF DIRECTORS.

ORDER OF BUSINESS.

1. Call the roll of officers and recording the number of members present.
2. Reading the minutes of the preceding meeting.
3. Communications.
4. Report of Standing Committees.
5. Report of Special Committees.
6. Deferred or unfinished business.
7. Election of new members.
8. Applications for membership.
9. New Business.
10. Reading the Treasurer's report.

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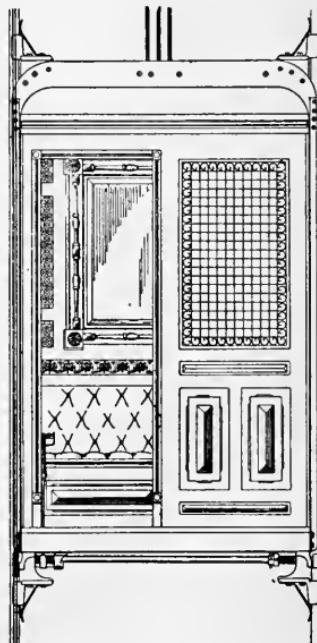
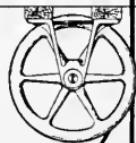
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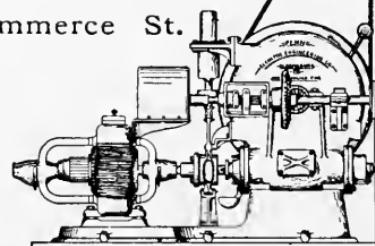


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*Blooms-
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FRANK M. MOYER, Contractor and Builder.

WOOD CONSTRUCTION,

Office, rear 320 N. Washington Ave., Scranton, Pa.

PETER STIPP, Contractor and Builder,
Manufacturer of Brick and Dealer in Building Stone.
Scranton, Pa.

BUILDERS HANDY BOOK.

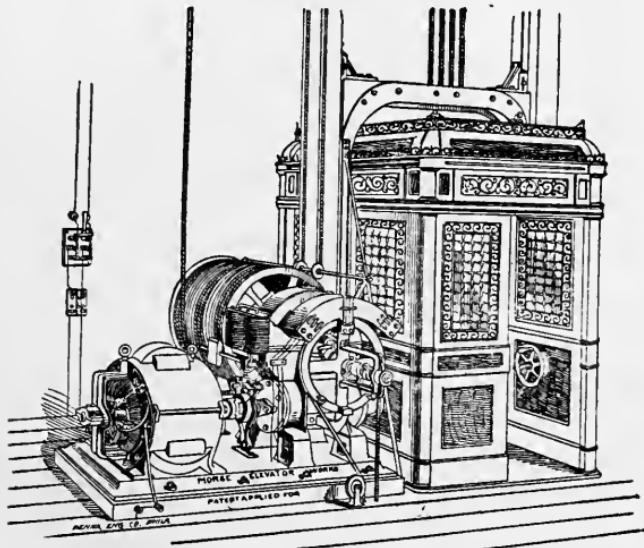
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Scranton Office, 425 Spruce St.

HEAD OFFICE AND WORKS:

**Frankford Ave., Wilday and Shackamaron Sts.,
PHILADELPHIA.**

Edmund A. Bartl,
TELEPHONE 2863.

CIVIL, MINING ENGINEER
and ARCHITECT,
404 Lackawanna Avenue, Scranton, Pa.

FORM OF CONTRACT.

ADOPTED BY THE JOINT COMMITTEE OF THE
AMERICAN INSTITUTE OF ARCHITECTS, THE
WESTERN ASSOCIATION OF ARCHITECTS
AND THE NATIONAL ASSOCIATION
OF BUILDERS.

[This form of contract is copyrighted and is inserted by permission of Wm. H. Sayward, Secretary of the National Association of Builders, Boston, Mass.]

THIS AGREEMENT, made the—day of—in the year
one thousand—hundred and—by and between—part
of the first part (hereinafter designated the *Contractor*); and
—part of the second part (hereinafter designated the
Owner);

Witnesseth that the contractor, being the said part of the
first part, in consideration of the covenants and agreements
herein contained on the part of the Owner, being the said part

Scranton Real Estate and Investment Agency,
SMITH B. MOTT, Manager,
421 Lackawanna Ave., near Board Trade Room, Scranton, Pa,

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**SCRANTON
STONE CO.,**

Owners and Operators of the West Mountain Yellow Stone Quarries. R. R. to Quarries. OFFICE, 32 BURR BUILDING.

of the second part, do covenant, promise and agree with the said owner, in manner following, that is to say:—

1st. The Contractor shall and will well and sufficiently perform and finish, under the direction, and to the satisfaction of—Architect (acting as Agent of said Owner), all the work including in the—agreeably to the drawings and specifications made by the said Architect, and signed by the parties hereto, (copies of which have been delivered to the contractor) and to the dimensions and explanations thereon, therein and herein contained, according to the true intent and meaning of said drawings and specifications, and of these presents including all labor and materials incident thereto, and shall provide all scaffolding, implements and cartage necessary for the due performance of the said work.

2d. Should it appear that the work hereby intended to be done, or any of the matters relative thereto, are not sufficiently detailed or explained on the said drawings, or in the said specifications, the Contractor shall apply to the Architect for such further drawings or explanations as may be necessary, and shall conform to the same as part of this contract, so far as they may be consistent with the original drawings, and in event of any doubt or question arising respecting the true meaning of the drawings or specifications, reference shall be made to the Architect, whose decision thereon, being just and impartial, shall be final and conclusive. It is mutually understood and agreed that all drawings, plans and specifications are and remain the property of the Architect.

3d. Should any alterations be required in the work shown or described by the drawings or specifications, a fair and reasonable valuation of the work added or omitted, shall be made by the Architect, and the sum herein agreed to be paid for the work according to the original specification, shall be increased or diminished as the case may be. In case such valuation is not agreed to the Contractor shall proceed with the alteration, upon the written order of the Architect, and the valuation of the work added or omitted shall be referred to (3) three Arbitrators (no one of whom shall have been personally connected with the work to which these presents refer), to be appointed as follows: one by each of the parties to this contract, and the third by the two thus chosen; the decision of any two of whom shall be final

JOHN D. KOHL,

CONTRACTOR AND BUILDER,
Cor. Delaware Street and Madison Ave.,
P. O. BOX, 454.

and binding, and each of the parties hereto shall pay one-half of the expense of such reference.

4th. The Contractor shall within twenty-four hours after receiving written notice from the Architect, to that effect, proceed to remove from the grounds or building, all materials condemned by—, whether worked or unworked, or take down all portions of the work which the Architect shall condemn as unsound or improper, or as in any way failing to conform to the drawings and specifications, and to the conditions of this contract. The Contractor shall cover, protect and exercise due diligence to secure the work from injury, and all damage happening to the same by— neglect, shall be made good by

5th. The Contractor shall permit the Architect, and all persons appointed by the Architect, to visit and inspect the said work or any part thereof, at all times and places during the progress of the same, and shall provide sufficient, safe and proper facilities for such inspection.

6th. The Contractor shall and will proceed with the said work, and every part and detail thereof, in a prompt and diligent manner, and shall and will wholly finish the said work according to the said drawings and specifications, and this contract, on or before the—day of— in the year one thousand —hundred and —' provided that possession of the premises be given the Contractor, and lines and levels of the building furnished him on or before the—day of— in the year one thousand —hundred and —), and in default thereof the Contractor shall pay to the owner—dollars for every day thereafter that the said work shall remain unfinished, as and for liquidated damages.

7th. Should the Contractor be obstructed or delayed in the prosecution or completion of the work by the neglect, delay or default of any other contractor; or by any alteration which may be required in said work; or by any damage which may happen thereto by fire, or by the unusual action of the elements, or otherwise, or by the abandonment of the work by the employees through no default of the Contractor, then there shall be an allowance of additional time beyond the date set for the completion of the said work; but no such allowance shall be made unless a claim is presented in writing at the time of such

obstruction or delay. The Architect shall award and certify the amount of additional time to be allowed; in which case the Contractor shall be released from the payment of the stipulated damages for the additional time so certified and no more. The Contractor may appeal from such award to arbitrators constituted as provided in Article 3d, of this contract.

8th. The Contractor shall not let, assign or transfer this contract, or any interest therein, without the written consent of the Architect.

9th. The Contractor shall make no claim for additional work unless the same shall be done in pursuance of an order from the Architect, and notice of all claims shall be made to the Architect in writing within ten days of the beginning of such work.

10th. The Owner agree to provide all labor and materials not included in this contract in such manner as not to delay the material progress of the work, and in the event of failure so to do thereby causing loss to the Contractor, agree that—will reimburse the Contractor for such loss; and the Contractor agree that if—shall delay the material progress of the work so as to cause any damage for which the Owner shall become liable (as above stated), then—shall make good to the Owner any such damage—over and above any damage for general delay herein otherwise provided; the amount of such loss or damage, in either case, to be fixed and determined by the Architect, or by Arbitration, as provided in Article 3d.

11th. The Owner shall effect insurance on said—work, in his own name and in the name of the Contractor, against loss or damage by fire, in such sums as may from time to time be agreed upon with the Contractor, the policies being made to cover work incorporated in the building, and materials for the same in or about the building, and made payable to the parties hereto, as their interest may appear.

12th. Should the Contractor at any time refuse or neglect to supply a sufficiency of properly skilled workmen, or of materials of the proper quality, or fail in any respect to prosecute the work with promptness and diligence, or fail in the performance of any of the arrangements on—part herein contained,

such refusal, neglect or failure being certified by the Architect, the Owner shall be at liberty, after three days' written notice to the Contractor, to provide any such labor or materials, and to deduct the cost thereof from any money then due or thereafter to become due to the Contractor under this contract; and if the Architect shall certify that such refusal, neglect or failure is sufficient ground for such action, the Owner shall also be at liberty to terminate the employment of the Contractor for the said work and to enter upon the premises and take possession of all materials thereon, and to employ any other person or persons to finish the work, and to provide materials therefor; and in case of such discontinuance of the employment of the Contractor he shall not be entitled to receive any further payment under this contract until the said work shall be wholly finished, at which time, if the unpaid balance of the amount to be paid under this contract shall exceed the expense incurred by the Owner in finishing the work, such excess shall be paid by the Owner to the Contractor, but if such expense shall exceed such unpaid balance, the Contractor shall pay the difference to the Owner. The expense incurred by the Owner as herein provided, either for furnishing materials or for finishing the work, and any damage incurred through such default, shall be audited and certified by the Architect, whose certificate thereof shall be conclusive upon the parties.

13th. And it is hereby mutually agreed between the parties hereto, that the sum to be paid by the Owner to the Contractor for said work and materials shall be—subject to additions or deductions on account of alterations as hereinbefore provided, and that such sum shall be paid in current funds by the Owner to the Contractor in installments, as follows:—

It being understood that the final payment shall be made within—days after this contract is completely finished, provided, that in each of the said cases the Architect shall certify in writing that all the work upon the performance of which the payment is to become due has been done to—satisfaction; and provided further, that before each payment, if required, the Contractor shall give the Architect good and sufficient evidence that the premises are free from all liens and claims chargeable to the said Contractor; and further, that if at any time there shall be any lien or claim for which, if established,

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the Owner of the said premises might be made liable, and which would be chargeable to the said Contractor, the Owner shall have the right to retain out of any payment then due or thereafter to become due, an amount sufficient to completely indemnify—against such lien or claim, until the same shall be effectually satisfied, discharged or cancelled. And should there prove to be any such claim after all payments are made, the Contractor shall refund to the Owner all moneys that the latter may be compelled to pay in discharging any lien on said premises, made obligatory in consequence of the former's default.

14th. It is further mutually agreed between the parties hereto that no certificate given or payment made under this contract, except the final certificate or final payment, shall be conclusive evidence of the performance of this contract, either wholly or in part, against any claim of the Owner, and no payment shall be construed to be an acceptance of any defective work.

15th. And the said Owner hereby promise and agree with the said Contractor to employ, and —hereby employ— to provide the materials and to do the said work according to the terms and conditions herein contained and referred to, for the price aforesaid, and hereby contract to pay the same, at the time, in the manner, and upon the conditions above set forth.

16th. And the said parties for themselves, their heirs, executors, administrators and assigns, do hereby agree to the full performance of the covenants herein contained.

In Witness Whereof, the parties to these presents have hereunto set their hands and seals, the day and year first above written.

In presence of

NOTE.—No filial body has authority to make changes in the above contract. That power lies only with the "joint committee" of Architects and Builders. Associations of builders or individual builders are requested to make suggestions they may think desirable, in writing, addressed to the Committee on Uniform Contract of the National Association, through the National Secretary, for consideration of the joint committee.

JOHN D. KOHL, CONTRACTOR AND BUILDER,
COR. DELAWARE ST. AND MADISON AVE.
P. O. BOX, 454.

New Building Ordinance of the City of Scranton.

SEC. 1. Be it ordained by the Select and Common Councils of the city of Scranton, and it is hereby ordained by the authority of the same, that no person shall construct, move, or alter any building or structure of any kind within the city of Scranton, except in conformity with the provisions of this ordinance, so far as the same are hereby made applicable thereto. The provisions of this ordinance shall apply to all buildings hereafter erected or altered within the fire limits of the city, as the same now are, or hereafter may be defined, (except those erected by the United States, and the State of Pennsylvania), and also in so far as hereinafter mentioned, to all buildings within said city. External or outside walls shall mean, every outside wall of *vertical* enclosure of a building other than the party wall. The words "party wall" shall mean every wall used or built in order to be used as a *separation* of two or more buildings. The words "partition wall" shall mean any interior wall in a building. The word "foundation," shall mean that part of a wall below the level of a street curb, and where a wall is not on a street, that portion of a wall below the level of the highest ground next to the wall. The word "raised," as used in section 2, shall mean to increase the cubical contents of the building, either by lifting the roof, or by lifting the whole structure from below. The words "bearing wall," shall mean those walls on which joists, trusses, and girders rest. The word "cellar," shall mean the basement or lower story of any building of which one-half or more of the height from the floor to the ceiling is below the level of the street adjoining. The words "base, or footing course," shall mean that portion of the wall below the cellar level, and upon which the entire superstructure rests. The words "brick building," shall mean a building, the walls of which are built of brick, stone, iron or other substantial incombustible materials. The words "public building," shall include every building used as a college,

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school, public hall, room, or for any public assemblage whatever. The words "lodging house," shall mean every building in which persons are temporarily accommodated with sleeping apartments, and shall include all hotels, inns and taverns, and other buildings for the accommodation of travelers. The words "tenement house," shall include every building, or any portion of which, is to be occupied, or is occupied as a dwelling by more than two families living independent of each other, and doing their cooking upon the premises. The words "wooden building," shall include all wooden buildings, frame buildings, or brick veneered buildings. The word "alteration," shall mean any change or addition except necessary repairs into or upon any building, affecting an external, party, or partition wall, chimney, floor, or stairway, and the words "to alter," shall mean to make any such change or addition as above described. The words "brick flues," shall mean flues or chimneys at least six inch thick of brick, exclusive of mortar. The words "fire proof," shall mean of slow burning construction.

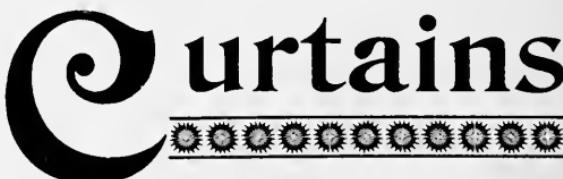
SEC. 2. Any alteration in, or addition to, any building already erected, or hereafter to be erected, except necessary repairs not affecting the construction of the external or party walls, roof, chimneys, or stairways, shall to the extent of such work, be subject to the regulations of such ordinance. No building already erected, or hereafter to be erected, shall be raised, or built upon in such manner that were such wholly built or constructed after the passage of this ordinance, it would be in violation of any provision thereof. *Provided*, however, in case good and substantial buildings are to be raised up, an increase of one or more stories, in which case the Inspector of Buildings shall first carefully examine the same, and such deviations from this ordinance may be allowed as in his judgment may be necessary, considering the strength and solidity of the walls already built, and in no case shall any such deviations be allowed which will be likely to detract from the safety of such building when so raised.

SEC. 3. Every building hereafter erected or enlarged within the fire limits of the city shall be built of brick, stone, iron, or other incombustible materials; structures not exceeding 400 square feet in area, and not more than 15 feet in height, are not hereby prohibited, provided that such structures

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and ARCHITECT,
TELEPHONE 2863. 404 Lackawanna Avenue, Scranton, Pa.

shall not contain any means of heating the same and are not built for the purpose of, and shall not thereafter be allowed to contain combustible material; and provided further, that such structure be wholly enveloped in metal or its equivalent, and provided they contain no more wood than shall be necessary to support properly the metal coverings.

SEC. 4. Every permanent structure shall have its foundation resting upon solid ground, or upon concrete, piles or other substructure, and no person shall build a foundation for any brick building less than four feet below the street grade, or below the exposed surface of the ground, if the same be below the street grade. The depth of 12 feet below the street grade is hereby fixed as the standard depth of foundation for brick buildings and for business manufacturing purposes or public buildings. Any person excavating for or commencing a foundation for any building at a greater depth than the above standard depth, shall fully protect all adjoining buildings and the walls thereof, the foundations of which have been constructed at the standard depth. Wherever piles are required to be driven for a firm foundation, they shall be driven to a firm and solid bearing, and the tops shall be cut off at an elevation to secure constant immersion. There shall not be less than two rows under all external and party walls, and they spaced not over three feet on centers in the direction of the length of the wall. Foundations shall rest upon a proper base or footing course. If of stone, each stone shall have its upper and under surface approximately parallel, and shall be close fitted and bedded solid.

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The breadth of every base course shall be not less than twelve inches wider than the wall to be placed upon it, and of such extra width as in the judgment of the Inspector of Buildings the character of the soil may require.

SEC. 5. The thickness of walls of all business, manufacturing, and public buildings shall be not less than the number of inches shown in the following table:

	Basement	1st Floor	2d Floor	3d Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	9th Floor	10th Floor	11th Floor	12th Floor
1-Story Building	12	8											
2-Story Building	16	12	12										
3-Story Building	16	16	12	12									
4-Story Building	20	20	16	16	12								
5-Story Building	24	20	20	16	16	12							
6-Story Building	24	20	20	16	16	16	12						
7-Story Building	24	20	20	20	16	16	16	12					
8-Story Building	28	24	20	20	20	16	16	16	12				
9-Story Building	28	24	24	20	20	20	16	16	16	12			
10-Story Building	28	24	24	24	20	20	20	16	16	16	12		
11-Story Building	32	28	24	24	24	20	20	20	16	16	16	12	
12-Story Building	32	28	24	24	24	24	20	20	20	16	16	16	12

The figures in the following table shall be the thickness required in inches for all walls of dwelling houses:

	Basement	1st Floor	2d Floor	3d Floor	4th Floor
Basement and two stories, external, and party wall	12	8	8		
Basement and three stories, external, and party wall	16	12	12	8	
Basement and four stories, external, and party wall	16	16	12	12	12
Basement and two stories, division walls	12	8	8		
Basement and three stories, division walls	12	12	8	8	
Basement and four stories, division walls	16	12	12	12	8

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 P. O. BOX, 454,
 Cor. Delaware Street and Madison Ave.

In buildings where the first floor and basement are used for business purposes, and the upper floors for dwelling purposes, the following table of thickness in inches shall be used:

	Basement	1st Floor	2d Floor	3d Floor	4th Floor
Basement and two stories, external, and party wall	12	12	8		
Basement and three stories, external, and party wall	16	12	12	8	
Basement and four stories, external, and party wall	20	16	12	12	12
Basement and two stories, division walls	12	12	8		
Basement and three stories, division walls	12	12	12	8	
Basement and four stories, division walls	16	16	12	12	8

All party and division walls of a less thickness than 12 inches, shall be corbelled not less than 3 inches on both sides to receive the floor joists, said corbelling shall not be done in less height than six courses of brick, which shall be well bonded into the wall.

Whenever rubble-stone walls are used, they shall be not less than one-quarter thicker than the wall specified in the foregoing tables, provided, however, that no rubble-stone wall of a less thickness than 18 inches be used.

In all buildings over 50 feet in width, not having either brick partition walls or girders supported by columns running from front to rear, the external walls shall be increased 4 inches in thickness for every additional 50 feet in width of said building.

Bearing walls over 115 feet in length without cross-walls or buttresses of equal height with the wall shall be 4 inches thicker than above required.

Where there is a flat hip or pitch roof, the party walls shall be carried up to a height of not less than 2 feet above the roof, covering at every part of said roof, and shall be corbelled at least 12 inches, or to the outer edge of all projections on the front or rear walls of the building. And where the roof is of the kind known as the mansard, or French, or of any style except as above specified, unless the same is constructed of fire-proof materials throughout, the party wall shall be carried up to

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MANUFACTURER OF BRICK AND DEALER IN BUILDING STONE.**

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a height of not less than $2\frac{1}{2}$ feet above the flat or upper slope of said roof, and shall extend through the lower slope at least 18 inches from, and parallel with the roof covering, and be corbelled out at least 12 inches, or to the outer edge of all projections, provided, that if a gutter stone of suitable dimensions and properly balanced, shall be inserted, it shall be equivalent to corbelling.

Recesses and openings may be made in external walls provided the thickness of the backs of such recesses be not less than 8 inches, and provided the whole area of all the recesses and openings do not exceed in said wall one-half of the area of the wall.

Whenever it becomes desirable to cut a doorway through any party wall separating two buildings, a notice of the intention to do so shall be filed with the Inspector of Buildings.

Any such doorway shall not exceed 10 feet in height by 8 feet in width, and shall have top, bottom and sides of stone, brick or iron. The said doorway shall be closed by two sets of wrought iron or metal covered doors, hung to rabbeted iron frames, and separated by the thickness of the wall. Whenever such doorway ceases to be used, it shall be filled up with masonry. No continuous vertical recess of more than 4 inches in depth shall be made in any 12 inch party wall and no recess of any kind shall be made in any 8 inch party wall. Hollow walls may be built, but all such walls shall be tied together with incombustible anchors placed not more than 3 feet apart. If used as bearing walls, their thickness shall be reckoned by their solid parts, unless either part is at least 8 inches thick, and solid vertical connections are made not less than 12 inches wide or more than 8 feet apart from centers, in which case two-thirds of the hollow space shall be counted with the solid parts. Exterior walls faced with stone shall have a backing of not less than 8 inches of hard brick work laid in mortar. But in no case shall the thickness of stone and backing taken together, be less than the thickness required for a brick wall of the same height. The stone facing of a wall shall always be tied to the brick backing securely by means of metal clamps. In all cases where a wall is finished with a stone cornice, the greatest weight of materials of said cornice, shall be

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and ARCHITECT,
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on the inside of the face of the wall, so that the cornice shall firmly balance upon the wall; provided, that limestone and granite be not allowed. In every brick wall, every seventh course of brick shall be a heading course, except in walls built with some bond, in which as much as every ninth course is a heading course, and except where walls are faced with face brick, in which case every seventh course shall be bonded with flemish header, or by cutting the course of face brick and putting in diagonal headers behind the same, or by splitting the brick in half and backing the same by a continuous row of headers. All heading courses shall be good hard, perfect brick. In all walls which are faced with thin ashlar, anchored to the backing, or in which the ashlar has not either alternate headers and stretchers in each course, or alternating heading and stretching courses, the backing of brick shall not be less than 12 inches thick, and each stone of said ashlar work shall be securely tied to the backing by one or more metal anchors. The backing of all walls of whatever materials it may be composed, shall be of such thickness as to make all walls the facing of which is less than 4 inches thick, independent of the facing, conform as to thickness with the requirements of this ordinance. It shall not be lawful to erect, construct, or build any rear, front, party, division, or partition wall, upon wooden girders, rafters or lintels, or to support any such wall by any wooden support whatever, but all such supports shall be of iron, brick, or stone, and of sufficient size and strength to support the superstructure.

All lintels used to support walls, or other weights over openings, shall be sufficient strength and bearing to carry the superimposed weight, and when such openings are more than four feet in width, they shall, when supported at the end by brick walls or piers, rest upon an iron plate at least one inch thick the full size of the bearing, or stone of sufficient thickness to be of equal strength.

No timber shall be used in any wall of any building where stone or brick or iron is commonly used, except arch forms for interior arched openings.

The side or party walls shall be anchored at each tier of beams, at intervals of not more than 10 feet apart, with good strong wrought iron anchors, at least $\frac{1}{2}$ inch by $1\frac{1}{2}$ inches, well built into the side walls and fastened to the bottom of the

beams; and where the beams are supported by girders, the ends of the beams resting on the girders shall be butted together, end to end, and strapped by wrought iron straps or tie irons, at the same distances apart, and in the same beamis as the wall anchors, and shall be well fastened. The thickness of every wall as herein determined shall be the minimum thickness as applied to solid walls. The height of every external or party wall . as referred to in this ordinance, shall be measured from the level of the sidewalk to its highest point.

The height of stories for all given thicknesses of walls must not exceed 11 feet in the clear for basement, 18 feet in the clear for first story, 15 feet in the clear for second story, 13 feet in the clear for third story, 12 feet in the clear for fourth story, and 14 feet clear average height of upper stories; if any story exceed these heights respectively, the walls of such story and of all the stories below the same shall be increased 4 inches in thickness additional to the thickness already mentioned.

The amount of materials above specified for external walls may be used either in piers or buttresses; provided the external walls between said piers or buttresses shall in no case be less than 12 inches thick. If adjoining owners, instead of a party wall, shall each at the same time erect a wall on his own land, such walls may be 12 inches in thickness to such height as they shall be contiguous.

Every building hereafter erected, more than 30 feet in width, except churches, theatres, railroad stations and other public buildings, shall have one or more brick or stone partition walls running from front to rear, and carried up to a height not less than the top of the second floor joists; these walls shall be so located that the space between any two of the floor-bearing walls of the building shall not be over 25 feet.

Iron or wooden girders, supported upon iron or wooden columns or brick piers, may be substituted in place of partition walls, and shall be made of sufficient strength to bear safely the weight which they are intended to support, and shall have a footing course or leveler for each column not less than 3 feet 6 inches square, and one foot 6 inches thick.

All buildings six stories or over in height shall be made fire-proof. In the construction of any building, no wall shall be carried to a greater height than two stories above any other adjoining wall.

JOHN D. KOHL,

COR. DELAWARE STREET AND MADISON AVE.

CONTRACTOR AND BUILDER,
P. O. BOX, 454,

Walls of any building shall be securely braced during the process of erection. The term division wall, as used in this ordinance, shall apply to floor-bearing walls extending through buildings from front to rear, and separating stores and tenements in buildings or blocks owned by the same party.

No person or persons shall build a building in the city higher than 125 feet from the highest point of the grade of the sidewalk in front of said building to the top of the highest ceiling joist of said building, but this shall not be construed to mean steeples, cupolas, pinnacles and towers.

Whenever any doorway which has been left open at the time of construction, or made afterwards, in any party or division wall between two buildings, shall cease to be used, it shall be filled up with brick and mortar.

SEC. 6. The face of the wall, pilaster or column of any building above the level of its main water table, unless such column or pilaster is merely part of any portico, or window, or window dressing, shall not project beyond the building line.

No portico, bay or oriel window, or other portion of any building shall extend over or beyond the established building line.

Any person desirous of utilizing the space under the sidewalk in front of any building owned by him, shall construct a sufficient stone wall not less than two feet thick to retain the roadway of the street, and shall extend the sidewalks, division and party walls of such building under the sidewalk to such curb wall. The sidewalk in all such cases shall be of incombustible material entire, supported by walls or iron beams and columns of sufficient strength to carry a safe load of not less than 100 pounds to the square foot, exclusive of the weight of the material used in the construction of such walk. Openings in such walks for the admission of coal or light, shall be covered with prismatic lights in iron frames, or with iron covers having a rough surface, and in no case will a smooth surface be tolerated on such cover.

SEC. 7. Isolated brick piers shall be built of good hard-burned brick, and under all lintels and girders over four feet span, and iron or other columns, shall be a cap iron at least one inch thick, or a cap stone the full size of the pier of sufficient thickness to be of equal strength. In the case of an external

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WOOD CONSTRUCTION,
Office, rear 320 N. Washington Ave., Scranton, Pa.

brick pier, the plate may be reduced sufficiently in size to allow 4 inches of brick work to intervene between the edge of the plate and the face of the pier exposed to the weather.

Columns supported by walls or piers shall rest upon an iron plate at least one inch thick, or upon a cap stone at least 8 inches thick, and of a size satisfactory to the Inspector of Buildings. Under all columns shall be an iron plate of not less than one inch in thickness.

All columns must be wrought to a true bearing at right angles with the axis, and must be set plumb without wedging up, provided that all iron columns shall have straight cores, and be of equal thickness of metal on all sides. Every pier or column supporting walls of masonry shall have for a footing course a broad leveler of stone of sufficient thickness and with a bearing surface equal in area to the square of one foot more than the width of the footing course required for a wall of the same thickness as that borne by the pier or column; and if the foundation of such piers or columns rest upon piles, a sufficient number shall be driven to secure a proper support.

Every brick pier shall have one or more binders built therein, either of iron not less than one inch thick, or of stone not less than six inches thick. These binders shall be the full size of the pier, except in piers on the street front above the curb where they may be four inches less in diameter. The distance between any two binders, or between either of them and the cap stone or base of the pier, shall not exceed four feet.

SEC. 8. Floor beams shall have a bearing of at least three inches at each end. Every trimmer or header more than four feet long, used in the floor of any building except a dwelling, shall be hung in stirrup irons of suitable thickness for the weight to be supported. The butts or ends of all floor beams and rafters entering a brick wall, shall be out on a splay of three inches in their width.

All main partitions supporting in any manner the floor beams or rafters, shall be placed directly over each other, and shall rest on a wall, girder, or hard pine capping, and shall head and foot against each other as far as practicable.

Roof or floor timbers entering the same party wall from opposite sides, shall have at least four inches solid brick-work between the ends of said timbers.

Edmund A. Bartl,

TELEPHONE 2863.

CIVIL, MINING ENGINEER
and ARCHITECT,

404 Lackawanna Avenue, Scranton, Pa.

Under the ends of iron or wooden girders, resting in walls, a stone template shall be built into the wall not less in width than four inches less than the thickness of said wall, and not in any case less than four inches in thickness and eighteen inches long. Iron wall plates not less than one inch in thickness may be used in place of such templates. Flat roofs shall be constructed to bear a safe weight, exclusive of materials, of not less than fifty pounds per superficial foot.

It shall be the duty of the Inspector of Buildings to post above or adjacent to each floor of every business building hereafter built within the fire limits, a notice stating the weight per square foot that may be safely placed upon said floor. And no person shall load any floor to a greater degree than specified in the certificate above named, or shall remove notice posted as above.

All floor beams, joists and headers shall be kept at least one and one-half inches clear of any wall inclosing a fire flue or chimney breast. The space left between the framing and such flues shall be filled solid with gauged mortar, to be a heavy coat of plastering put on the walls of such flues before any other woodwork shall be placed against it.

All buildings for residence and business purposes shall have the brick project not less than one and one-half inches inside of the face of the wall, between the joists of each floor and ceiling joists.

Partitions in hotel buildings and tenement houses made of scantling, to be lathed and plastered, shall be filled in with brickwork eight inches high in the best manner.

Scantling partitions shall not be employed as supporters of any floor or roof (except dwelling houses).

Any school building, church, or other building containing an assembly room, or any stone or brick building hereafter erected, in which wooden furrings or partitions shall be used, shall have at the bottom of such furrings and partition timbers in each story, cut-offs of such slow burning materials, put in such manner as shall be approved by the Inspector of Buildings.

Factories, mills, and buildings where more than twenty-five operatives are employed, hotels, boarding, tenement, lodging and apartment houses, and business buildings less than fifty

feet high, not hereafter specially mentioned, shall have the partitions adjacent to, or enclosing said stairways, constructed of incombustible materials, or of at least two or three studding, plastered on both sides and protected as follows: the space from the top of the lathing or head of the partition below, to a line three inches above the top of the baseboard, or six inches above the top of the floor; if there be no baseboard and the space adjoining the string of the stairs, from the under side of said strings to a line three inches above the baseboard thereof, or six inches above the rake of the nosings; if there be no baseboard, shall be filled in solid with brick or stone set in mortar, concrete grouting, tile, or other incombustible material; if the stairs are wainscoted there shall be a similar filling three inches above and below the top lines of the wainscoting. When such buildings are over three stories high and in warehouses, storehouses, and business buildings over fifty feet high, said partitions shall be constructed as above described, and shall be further either filled solid in a similar manner for the whole height thereof, or be plastered on the sides adjoining the stairway, on iron lath or wire netting, or covered with tile or other incombustible non conducting material.

It shall be the duty of the owner of any such business building, before allowing the same or any part thereof to be occupied, to have the same carefully examined by a competent architect, master builder, or civil engineer, not interested in its construction, and who shall be approved by the Inspector of Buildings; and such architect, master builder, or civil engineer shall certify to the weight per square foot each floor of said building can safely sustain, and a copy of such certificate shall be kept constantly posted by the owner, where the same can be readily seen and read from such floor. The minimum capacity, however, or any floor shall be eighty pounds per square foot, and the Inspector of Buildings may require a new examination whenever he shall deem it necessary.

SEC. 9. The weather covering of all roofs, cornices, gutters, eaves and parapets within the fire limits, shall be made of incombustible materials. The slope of composition roofs shall exceed two inches to the foot. No uncovered tar, composition, resin, felt or woodwork shall in any way be exposed on any roof or its appendages.

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Appendages to any business building, above the first story, and above thirty feet from the grade of the sidewalk, on any other building, if not wholly of incombustible material, shall be enveloped with metal.

Dormer windows, cornices, mouldings, balconies, bay windows, towers, spires, ventilators, etc., shall be considered as appendages.

Incombustible cornices shall be well secured to walls, independent of any woodwork, and in all cases the walls shall be carried up to the planking of the roof, behind the cornice, and where the cornice projects above the roof the wall shall be carried up to the top of the cornice; and all exterior wooden cornices on brick, stone or iron buildings, that shall hereafter be required to be replaced, shall be constructed of some incombustible material, as required for new buildings; and every exterior wooden cornice or gutter on brick, stone or iron buildings that may hereafter be damaged by fire to a greater extent than one-half the value thereof, shall be taken down, and if replaced, shall be constructed in accordance with the provisions of this ordinance.

SEC. 10. All stores, storehouses, mills and manufactories that may hereafter be erected in the city, which are more than two stories high, shall have doors, blinds, or shutters, made of fire-proof materials, on every window and entrance where the same do not open on a street, or are within fifty feet of any opposite building. When in any such buildings the shutters, blinds, or doors cannot be put on the outside, they shall be put on the inside and hung upon iron eyes, or frames, independent of any woodwork; shutters above the first story to be arranged so that they can be opened from the outside. This, however, shall not apply to fire-proof building or buildings used exclusively for offices. Prismatic lights in iron frames shall be regarded as equivalent to iron shutters.

SEC. 11. Hoistway openings, except where elevators are used, shall have trap doors covered with metal on the under side, on all floors, with sufficient guards for protection during the hours of business, and such doors shall be closed at all other times. Hoistways in which an elevator shall be used shall have a fire-proof shaft started at the lowest point reached by said elevator, and from such point extended up through and six

feet above the roof; doors in such shaft shall be made of metal, and the catches or fastenings upon such doors shall be so placed that they can be opened only from the inside of the shaft, and entirely under the control of the elevator operator. All openings not having doors shall have metallic frames filled with prismatic lights in iron frames. Where automatic trap doors, lined with metal on the under side, are used at each floor through which an elevator passes, which doors close immediately after the passage of the cab or platform of the elevator through any floor, the opening and closing of the doors being operated by the passage of the cab or platform, elevator shafts may be dispensed with.

Open passenger elevators may be allowed, provided the same are enclosed in substantial iron nettings.

SEC. 12. All buildings within the fire limits of the city, two or more stories in height, now or hereafter built, shall have scuttle frames and covers or bulkheads and doors on the roof, made of or covered with some fire-proof material and all scuttles shall have stationary ladders leading to the same, and all such scuttles or ladders shall be kept so as to be ready for use at all times, and all scuttles shall not be less in size than two by three feet, and if a bulkhead is used or substituted in any building in place of a scuttle, it shall have stairs with a sufficient guard or handrail leading to the roof; and in case the building shall be a tenement house, the door in the bulkhead or any scuttle shall at no time be locked but may be fastened on the inside by movable bolts or hooks. All skylights exceeding fifty superficial feet shall have frames of sash constructed entirely of iron.

SEC. 13. All buildings now or hereafter erected fronting on a street shall be kept provided with proper leaders for conducting the water from the roof to the ground, sewer, street gutter, or dry well, in such a manner as shall protect the walls and foundations from damage, and in no case shall the water from the said leaders be allowed to flow upon the sidewalk.

SEC. 14. No person shall construct or maintain any chimney or other conduit for smoke, except the same be built of brick or other fire-proof material other than sheet-iron, but smoke conduits for boilers, factories and mills, and stovepipes leading from stoves to chimneys are not hereby prohibited if the same shall be approved by the Inspector of Buildings.

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All brick flues shall have flush struck joints and the walls of the flues shall not be less than six inches thick. Tile pipe of the best grade not less than one-half inch in thickness to be used as a lining to a brick chimney, the walls of which are not less than four inches thick, is not hereby prohibited. All flues for boilers, furnaces and ovens shall be of brickwork eight inches in thickness to a height of twenty-five feet above said boilers, furnaces or ovens.

Brick flues not starting from the foundation walls shall be securely built into the brickwork of the walls into which they are hung. In no case shall chimneys rest upon any flooring without a footing of masonry or iron supported by iron beams having a secure bearing on masonry or iron at either end. The chimneys in wooden buildings which are not built up from the ground shall be supported by good and sufficient planks or posts from the ground, and no such chimney shall be rested upon brackets alone.

In no case shall flues be less than eight by eight inches.

All flues shall be topped out at least four feet above the roof of the building to which they belong, if flat, and two feet above the ridge if a pitched roof.

All flues in party walls shall be kept at least two inches from the party line of said walls, except joint flues, which shall be separated by a four-inch width of brick work their entire length.

No smoke pipes in any building with wooden or combustible floors and ceilings shall hereafter enter any flue unless the said pipe shall be at least twelve inches from either the floors or ceilings, and in all cases where smoke pipes pass through stud or wooden partitions of any kind, whether the same be plastered or not, they shall be guarded by a brick ring not less than three inches in thickness and extending through the partition, or by a solid coating of plaster of Paris three inches thick, or by an earthenware ring three inches from the pipe. In all cases where hot water, steam, hot air or other furnaces are used, the furnace pipe must be kept at least two feet below the beams or ceiling above the same, unless said beams or ceilings shall be properly protected by a shield or tin-plate suspended above said smoke pipe with sufficient space for free circulation of air above and below said shield, and the smoke pipe

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shall in all cases be kept at least eight inches from the beams or ceilings as aforesaid.

The tops of all furnaces set in brick must be covered with brick, slate or sheet metal, supported by iron bars and so constructed as to be perfectly tight, said covering to be in addition and not less than six inches from the ordinary covering to the hot air chamber. The top of every portable furnace not set in brick shall be kept at least one foot below the beams or ceilings, with a shield of metal made tight and suspended below the said beams on ceilings, and extended one foot beyond the top of the furnace on all sides.

All hot air registers from hot air furnaces hereafter placed in the floor of any building shall be set in iron borders not less than two inches in width. There shall be an open space of one inch on all sides of the register box, extending from the under side of the ceiling below the register to the border in the floor, the outside of said space to be covered with a tin-plate casing made tight on all sides, to extend from the under side of the aforesaid ceiling up to and under the said border. Gas, steam, or other pipes which may be introduced into any building, other than a dwelling house, shall not be let into the beams, unless the same be placed within twelve inches of the end of the beams.

Hearths or fire places or grates shall be laid upon brick or other trimmer arches, or upon bars of iron supporting a bed of brick work. The back of all fire places shall not be less than eight inches thick. All boiler rooms hereafter constructed in any building, other than dwelling houses, shall be protected with either brick or iron, and shall be so arranged that all openings between the said boiler room and all other parts of the building in which it is placed, shall be closed by iron or metal covered doors, which shall be securely closed at the end of each day.

If any chimney, flue, fire place or heating apparatus on any premises shall, in the opinion of the Inspector of Buildings, be dangerous or unsafe by reason of endangering the premises by fire or otherwise, the Inspector shall at once notify in writing the owner or agent, or other party having an interest in said premises, and shall require him to make the same safe: and upon neglect of said person so notified to comply with the pro-

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visions of said notice for a period of forty-eight hours after service of said notice upon him, he shall become liable to a fine of not less than \$10, nor more than \$50, for every day's continuance of said unsafe structure, and to imprisonment until such fines and costs are paid, not to exceed 90 days.

The provisions of this section shall apply to all buildings in the city.

SEC. 15. Every theatre, opera house, hall, church, school house or other building intended to be used for public assemblage shall be deemed a public hall within the meaning of this ordinance.

No doorway or stairway leading from a public hall shall be less than 5 feet wide; and the aggregate width of doorway or stairway from galleries or interior compartments of such buildings shall be in the proportion of at least 18 inches to each 100 persons at any time contained therein. Exterior openings or stairways shall have the same proportionate width to the whole number contained in the building. No stairway to any public hall or part thereof shall rise more than 10 feet without a platform, and no winders, wheeling or circular steps shall be used. Each stairway and passage way shall have a strong handrail on each side thereof, through its entire length.

Every public hall with accommodations for 500 or more people shall have at least two separate and distinct exits, to be as far apart as can be found practicable.

Public halls accommodating 700 or more persons shall have at least three separate and distinct exits.

No portion of the main floor of any hall not used as a theatre, and with accommodations for 500 people, shall be elevated to a greater height than 35 feet above the street grade. Halls with accommodations for 1,000 persons or more shall have main floor not over 25 feet above the street grade. No portion of the main floor of any theatre, with accommodations for 500 or more persons, shall be more than 10 feet above the street grade.

In all theatres the proscenium wall shall be of brick work not less than 10 inches thick, extending from the ground through, and 4 feet above the roof; this brick wall to extend entirely across the building from the floor of the stage to the ground. All openings required in any part of the wall (except the principal openings) shall have proper iron doors.

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All auditorium floors in theatres shall be fire-proof, either by deadening the same with at least two inches of mortar or by having the under side of joists lathed with iron and plastered with at least one heavy coat of mortar.

All partitions for rooms or passages in theatres not made bodily fire proof, shall be plastered on both sides on iron or wire lathing.

Egress openings on public halls shall have the word "exit" conspicuously placed over them, and shall otherwise conform to the requirements of this ordinance.

The aisles or passages in such hall shall at all times be kept unobstructed.

All materials used for scenery shall be coated with such paint, washes, etc., as will make them, so far as possible, incombustible.

All theatres or other public places of amusement having a seating capacity of over 500 persons, and having a platform or stage, and using drop curtains or other shifting scenery, shall have a suitable ventilator placed upon the roof opening to the space above the stage. Such ventilator shall be arranged with valves or shutters that can be readily opened in case of fire, so that a current of air will pass over the stage and outward through said ventilator.

Any other contrivance having the same effect, and approved by the Inspector of Buildings may be used instead of the ventilator above described.

All buildings such as last above described shall have a water stand pipe and water plug placed on the stage or platform or in its immediate vicinity, which shall be connected with the city water mains, and shall be put in under the direction and to the satisfaction of the Chief of the Fire Department. Hose shall be attached to said stand pipe, of such size as may be directed by said chief, to have nozzle and stop cock attached thereto; such hose shall be of sufficient length to extend to the farthest limits of such building or place of amusement, and shall at all times be kept in good order and repair.

Public halls shall also be provided with fire alarm telegraph apparatus, connected with the headquarters of the city fire alarm telegraph.

It shall be the duty of the agent, owner, lessee or occupant of any theatre with accommodation of 1,000 or more per-

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sons, to employ, without expense to the city, one or more competent, experienced firemen approved by the Chief of the Fire Department, to be on duty at such theatre during the whole time that it is open to the public; such fireman shall report to and be subject to the order of said Chief of the Fire Department, and shall see that all fire apparatus is in proper shape and ready working order.

The provisions of this section shall apply to all public halls in the city.

SEC. 16. Iron bars shall not be driven into the roadway of any street for the purpose of attaching guy ropes or derricks. Posts may be set up on the side of the roadway opposite any derrick, for the purpose of attaching guy lines. Such posts shall not be less than eight inches square, of sound timber, sixteen feet long, set at least four feet into the ground; guy ropes attached to such posts shall be kept at least ten feet above the surface of the street.

Any person having the use of any portion of the street or sidewalk for the purpose of erecting or repairing any building, or for any other purpose, shall cause a red light to be placed in a conspicuous place in front of such obstruction from dark till sunrise each night during the time such obstruction remains. A sidewalk or passageway, at least four feet wide, shall be kept in front of any building during the process of its construction; which temporary sidewalk shall extend from the side of the permanent sidewalk in front of each lot adjoining the sides of the lot on which said building is being built, and shall be laid out and around the space to be used for the materials for building said building, but shall be laid wholly within that part of the street which is so permitted to be used for such building material, which temporary sidewalk shall at all times be kept clear for the passage of persons over same, and no person shall leave any material, tools, implements, or machinery thereon. Said temporary sidewalk shall be constructed of two-inch plank, laid three inches apart on good and sufficient sleepers. The respective ends of said temporary sidewalk shall be laid even with the sidewalk to which it is attached, and there shall be a fence five feet high built from the line of the fence to the street line on both sides of any place where the sidewalk shall be removed or obstructed by such building

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operations. No person shall occupy said street or the sidewalk for building operations without having first completed said sidewalk and fence, and during the time of such occupation of said street for such building operations, such person or persons shall maintain and keep in repair both said temporary sidewalk and said fence.

SEC. 17. Where awnings are attached to buildings the frame work shall be of metal. All signs placed on any buildings above the sills of the third story windows, shall be made of incombustible materials. No wooden signs shall be more than two feet in width.

SEC. 18. Whenever in the opinion of the Inspector of Buildings, any wall or other part of a burned building shall be deemed unsafe for the purpose for which it is used, or shall be in danger of being set on fire from any defect in construction, the Inspector shall notify the owner or his agent in writing, specifying wherein such danger consists, or wherein such building is unsafe or defective. If the owner neglects or refuses, for the space of five days after the serving of such notice, to proceed to put such building in a safe condition or forthwith to pull down or secure such wall or dangerous parts of a burned building, he shall be subject to a penalty of not less than \$25 nor more than \$100 for each and every day such violation shall continue after five days from the service of such notice, and may be imprisoned until such fine and costs are paid.

SEC. 19. No building shall be used, in whole or in part, for any of the trades or occupations hereinafter mentioned, to wit: Planing mills, sash door and blind factories, carpenter or cooper shops, wagon or carriage factories, cabinet factories, wood turning and veneering works, agricultural implement factories, box or shingle factories, or any other wood working factory or shop, unless such building shall have in connection with it a brick or fire-proof vault of sufficient capacity to contain all shavings, sawdust, chips or other light, combustible refuse connected therewith, and all such shavings and other light, combustible refuse shall be removed daily from such premises to such vault. In no event shall proprietors, owners or lessees of such manufactoryes allow combustible refuse to accumulate upon any lot, or in any building unless stored in a fire-proof vault.

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SEC. 20. It shall be unlawful to repair any frame building within the fire limits of the city when such building shall have been damaged by the elements, or decay, to the extent of fifty per cent. of the value of such building. The decision of the Inspector of Buildings shall be conclusive as to the amount of damage to any building caused by the elements or decay—unless the owner of such building objects to such decision, and files with the Inspector of Buildings a petition asking for the appointment of arbitrators to determine the question of damages. If the Inspector of Buildings shall determine that the damage is less than fifty per cent., then a majority of the owners of property within one hundred feet of the building in question, may in their turn ask for the appointment of arbitrators to determine the question of damage.

The arbitration shall consist of three disinterested architects or builders, one to be chosen by the Inspector, one by the party filing the petition, and the third by the two thus chosen who shall be duly sworn to make a thorough examination of the damaged premises.

The decision of the majority of such arbitration, filed with the Inspector of Buildings, shall be final and conclusive.

The party asking for arbitration shall, on filing his petition, pay \$15 to the Inspector of Buildings which shall be paid by him to the arbitrators in full of all costs of arbitration.

SEC. 21. No person except a licensed housemover, shall move any building within the limits of the city; and every person shall annually, before engaging in such occupation, obtain a license therefor, and no such license shall be granted until the party applying therefor shall have given a bond in the sum of \$1,000, with good and sufficient sureties to be approved by the City Councils, conditioned among other things, that said party will pay any and all damages that may be caused to any property, either public or private, within the city, whether said damage be inflicted by said party or his agents, employees or workmen; and conditioned also, that said party will save and indemnify and keep harmless the city against all liabilities, judgments, costs and expenses which may in any wise accrue against said city in consequence of the granting of said permit or license; and will in all things strictly comply with the conditions of his permit. Upon the execution of said bond and its

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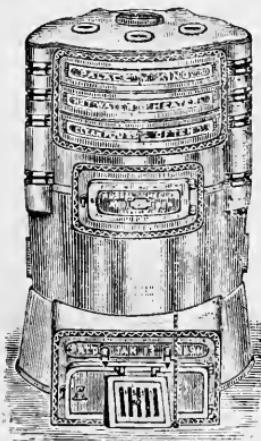
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acceptance by the City Councils, a permit shall be issued. Said licensed person shall in each and every instance before removing any building, obtain a permit for so doing from the Inspector of Buildings, which permit shall state specifically all the conditions to be complied with in moving such building, shall prescribe the route to be taken, and limit the time for the removal. No frame building in the city shall be removed unless such building is worth at least 60 per cent. of the cost of a similar new building. No person or persons shall move any frame building from one place to another within the fire limits of the city. Said Inspector may refuse to grant a permit for the removal of any building if in his judgment there is good and sufficient cause for so doing.

SEC. 22. Every building in the city in which plumbing arrangements are to be placed shall be connected with the city sewers, when such sewer is provided, and when it is not provided with a cesspool in a location and with a capacity to be approved by the Inspector of Buildings. Drain and soil pipes through which water and sewerage is carried shall be of iron, when within a building, and out to and including the running trap hereafter mentioned, and shall be sound, free from holes or other defects, and of a uniform thickness of not less than one-eighth of an inch for a diameter of four inches or less, or five-thirty-seconds of an inch for a diameter of five or six inches,

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with a proportional increase of thickness for a greater diameter. They shall be securely ironed to walls, laid in trenches of uniform grade, or suspended to floor timbers by strong iron hangers, as the said Inspector may direct. They shall be supplied with suitable traps, placed with an accessible clean-out outside or inside the foundation walls of the building. They shall have a proper fall of not less than one-fourth inch per foot toward the drain or sewer, and soil pipes shall be carried through the roof open and undiminished in size, to a height of not less than two feet above the roof.

Changes in direction shall be made with curved pipes, and connections with horizontal pipes shall be made with Y branches.

Each house drain shall be provided with a fresh air inlet no less than four inches in diameter, on the house side of the trap, extending to the external air.

Sewer, soil pipe or waste pipe ventilators shall not be constructed of brick, earthenware or sheet metal, and chimney flues shall not be used as such ventilators.

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Joints shall be run with molten lead and thoroughly calked and made tight. Connections of lead pipe with iron pipes shall be made with brass ferrules, properly soldered and calked to the iron.

Every sink, basin, bath-tub, water-closet, slop hopper, and each set of trays, and every fixture having a waste pipe, shall be furnished with a trap, which shall be placed as near as practicable to the fixture that it serves.

Drip or overflow pipes from safes under water closets and other fixtures, or to tanks and cisterns, shall be run to some place in open sight, and in no case shall any such pipe be connected directly with a drain waste pipe, or soil pipe. Waste pipes from refrigerators or other receptacles in which provisions are stored shall not be connected with a drain, soil, or waste pipe, and in every case there shall be a open tray between the trap and the refrigerator.

Every water closet, or line of water closets, on the same floor, shall, when practicable, be supplied with water from a tank or cistern, and the flushing pipe shall not be less than one inch in diameter.

Pipes and other fixtures shall not be covered from view or concealed until after the work has been examined by said Inspector, and he shall be notified by the plumber when the work is sufficiently advanced for inspection. Said plumber shall prepare the whole system of plumbing in such building for the Building Inspector to make a proper test of the same, by filling the pipes with water when so required, or by doing such other things as may be necessary and requested by said Building Inspector for making such test. And plumbing work shall not be used until the same has been tested by the Inspector, with the peppermint, ether, or water test, and by him found satisfactory.

Every plumber, before doing any plumbing work in a building (except in case of repairs, "and repairs are defined to consist of leaks in waste or supply pipes, and repairing valves or faucets,") shall file with the Inspector of Buildings a statement and drawn plans, which plans shall be legibly drawn in ink, on tracing cloth nine inches square, or nine inches wide and eighteen inches long, showing the work to be performed, the

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materials with and the manner in which it is intended to be done; and no part of such work shall be executed until the Inspector of Buildings has issued a permit authorizing the same. After such permit shall have been once so issued, no changes shall be made from the plans, except by filing a like statement and plans for such change with said Inspector of Buildings, and receiving a like permit for such changes.

In no case shall the water-pipe from a bathtub or other fixture be connected with a water closet trap. The drain, soil, waste-pipes, traps, must, if practicable, be exposed to view for ready inspection at all times, and for convenience in repairing when necessarily placed within partitions or in recesses or walls. All soil or waste-pipes must be covered with wood-work, so fixed with screws as to be readily removed; in no case shall they be absolutely inaccessible.

All roof water-leaders shall be of cast or wrought iron, with leaded joints, when within a building.

No person shall carry on the business of plumbing, or engage in conducting plumbing or house drainage until he or they shall obtain a license as such from the city treasurer.

No person shall place in any building a pan water-closet.

No steam exhaust shall be connected with any soil or waste-pipe, or drain which connects with the public sewer.

The provisions of this section shall apply to all the buildings within the city.

SEC. 23. Before the erection, construction or material alteration, or repair of any building in the city, the owner, architect or builder thereof shall file with the Inspector of Buildings a statement in writing, giving the intended location of such building, its dimensions, materials, manner of construction, plan of plumbing, and estimated cost. If such building is to be erected, or materially altered within the fire limits of the city, then such owner, or architect, or builder shall, in addition to the statement aforesaid, submit for examination full specifications and plans of the proposed building or alterations, and shall also sign an agreement that the proposed work shall be done in accordance with the descriptions set forth in such plans, specifications, and statement, and that all matters and things connected with such work shall be done in strict com-

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pliance with the provisions of this ordinance. If it appears from said statement, plans and specifications that the building to be erected or repaired will conform to the provisions of this ordinance, so far as applicable thereto, then the Inspector of Buildings shall issue a permit to do the work desired, upon the payment of the following prescribed fees to wit: In case the estimated cost of any proposed building, buildings or structure shall not exceed the sum of \$100, the fee therefor shall be fifty cents for such permit; for over \$100, and not exceeding \$1,000, or fractional part thereof, the fee shall be two dollars and fifty cents (\$2.50); for over \$1,000 and not exceeding \$1,500 or fractional part thereof, the fee shall be three dollars and fifty cents (\$3.50); for over \$1,500 and up to \$2,500 or fractional part thereof, the fee shall be five dollars (\$5.00); for \$2,500 up to \$5,000 inclusive, or fractional part thereof, the fee shall be six dollars (\$6.00); and for every additional \$1,000 over \$5,000 or fractional part thereof, the applicant shall pay the sum of fifty cents additional for such permit.

It shall not be lawful to proceed to construct, plumb, or materially alter any building within the city without such permit.

SEC. 24. There is hereby created a city officer to be known as the Inspector of Buildings. Such Inspector shall be a practical architect or builder, who has been engaged in the active duties of his occupation for at least five years.

He shall be appointed as provided by law for the appointment of all city officers created by ordinance, for a term of two years from the date of his appointment, and until his successor is appointed and qualified.

The Inspector of Buildings shall be required, before his appointment, to pass an examination before a board composed of two regular architects and three master builders, which board shall be chosen by the Mayor, and to produce to the Select Council, on the occasion of his confirmation, a certificate of competency from such board.

It shall be the duty of the said Mayor to designate a time and place, and give public notice thereof by publication at least three times in two daily papers of the city when said board will convene for said examination. Such examination shall be open to any architect or builder with a practical experience as speci-

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fied above. All candidates shall be examined by said board in both the theory and practice of architectural construction, in the calculation of the strength of materials, the strength of a truss, the stability of an arch, and in such further details as shall seem best to said board. After such examination said board shall report in writing to the Mayor the names of those persons to whom certificates have been issued, and from such persons the Mayor shall appoint said Inspector. If such Inspector proves at any time incompetent, dishonest, or in any way unsuited to the office, he may be removed by said Mayor, who shall immediately after such removal proceed to the appointment of an Inspector, to be qualified as above, for the unexpired term.

Members of said board shall each be paid ten dollars (\$10) for their services during said examination.

The Inspector of Buildings shall, before he enters upon the duties of his office, take and subscribe an oath before the Mayor to faithfully and impartially execute the duties of his office, and shall give a bond in the sum of \$5,000 with two or more sufficient sureties, conditioned for the faithful performance of the duties of his office. Such bond shall be subject to the approval of the City Councils.

The said Inspector shall be provided with an office in the City Hall, or such place as may be provided to the City Councils, where it shall be his duty to keep a record of all permits issued, in a book to be kept for that purpose, which permits shall be regularly numbered in the order of their issue, and also a record showing the number, description and size of every building erected in the city during his term of office; of what material constructed, the aggregate of the number, kind and cost of buildings, and the sanitary condition of all buildings.

It is also made the duty of said inspector upon being served with a notice requiring him to visit and inspect any building upon or in which work is being done under any of the provisions of this ordinance, to do so; if said inspector shall fail or neglect to attend within 48 hours after notice is served for that purpose, he shall forfeit and pay the sum of \$20 for each and every day he shall fail or neglect to attend beyond 48 hours, which penalty shall be recoverable by action

in the name of the city for the use of the owners, contractor, or contractors of said building.

It shall be the duty of said inspector to sign all certificates, permits and notices required under this ordinance, to make complaints in the name of the city of any and all violations of the provisions of this ordinance, before the Mayor or any Alderman of the city, to have kept in proper books for that purpose a register of all transactions of said office. To turn into the city treasurer monthly all moneys received pertaining to the office, together with a detailed statement showing names from whom received, and the amount from each. To submit to the city councils a quarterly statement in detail of all such transactions.

The Inspector of Buildings shall have full power to pass upon questions arising under the provisions of this ordinance, relative to the manner of construction, or materials to be used in the erection, alteration or repair of any building, provided, however, that should any question arise between the Inspector and the owner or architect of any building, or should the owner or architect object to any order or decision of said Inspector, the matter shall be referred to a committee of three persons, who shall be either architects or master builders, one to be chosen by the Inspector, one by the owner or the other interested party and these two shall choose a third, and the decision of these three referees, submitted in writing, shall be final and conclusive in the premises.

The Inspector shall examine all buildings upon, or in which work is being done under the provisions of this ordinance, as often as practicable, and shall make a record of all violations of any of the several provisions of this ordinance, together with the street and numbers where such violations are found, the name of the owner, lessee, occupant, architect and builder, and all matters relative thereto. It shall be the duty of the Inspector to examine all buildings reported dangerous, or damaged by fire or accident, and to make a record of such examinations including the nature and amount of such damage, with name of the street and number of the building, the name of the owner and lessee, and for what purpose occupied, and, in case of fire, the probable origin thereof; to examine all buildings under all application to be moved, raised, enlarged, altered or

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built upon and to make a record of the conditions of the same. Said records shall always be open to the inspection of the public.

The Inspector of Buildings, shall, so far as may be necessary for the performance of his duties, have the right to enter any building, or premises, in the city, at all reasonable hours, and to examine and inspect such buildings in process of construction, and to direct the suspensions of any such building operations as shall not conform to the regulations contained in this ordinance, and no person shall continue any building operations of any building being constructed in the city, after said Building Inspector has in writing directed the suspension thereof for such reason.

The Inspector of Buildings shall be paid a fixed annual salary of fifteen hundred dollars (\$1,500) per annum.

SEC. 25. Any person who shall violate any of the provisions of this ordinance shall, unless herein otherwise specified, be subject to a fine of not less than \$5 nor more than \$100, and may be imprisoned until such fine and costs are paid, not exceeding ninety days. Any builder or contractor who shall construct, and any architect having charge of the same who shall permit to be constructed, any building in violation of the provisions of this ordinance, shall be liable to the penalties and punishments provided for and imposed by this ordinance.

SEC. 26. Any provisions of other ordinance inconsistent with the provisions of this ordinance are hereby repealed. This ordinance shall take effect immediately after its publication.

Passed Common Council March 5th, 1889.

M. J. DONOHOE, President.

Passed Select Council, March 21st, 1889.

WILLIAM KELLOW, President.

Approved March 25th, 1889.

EZRA H. RIPPLE, Mayor.

## Hints to Contractors.

WE MAKE A FEW SUGGESTIONS WHICH, IF OBSERVED, WILL AVOID MUCH MISUNDERSTANDING AND LITIGATION.

In making a contract to do building, ascertain who is the owner before entering into the contract.

See that the contract properly describes the lot upon which the building is to be erected, and that time of commencement and completion of the work is mentioned, as well as the price and times of payment. Read the contract and specifications carefully, written and printed parts, and be careful that you understand it. Clauses are added with reference to the doing of extra work and many have learned to their sorrow that it is well to understand and observe all the terms and conditions of the contract and specifications as well as the plan.

Sub-contractors should, whenever possible, procure a copy of the original contract. This is generally an easy matter if attended to at the proper time.

Contractors are careless who do not assure themselves of the ownership of the property and the responsibility and authority of those with whom they deal before signing contract.

Sub-contractors should assure themselves of the responsibility and reputation of the original contractors before too late, and workmen cannot be too careful in ascertaining for whom they are to work before they commence.

## The Mechanics' Lien Law of Pennsylvania.

### MECHANICS' LIEN.

#### I. OF THE LIEN.

1. Debts contracted in erection of a building to be a lien.
2. Extent of lien.
3. Mechanics' lien-docket.
4. Owner may define boundaries and enter the same on record.
5. How boundaries to be ascertained, where not defined by owner.
6. Court to appoint commissioners.
7. Duty of commissioners.
8. Execution to be stayed, until boundaries are so designated.
9. If sold, without designation, court to apportion the proceeds.
10. Such liens to have preference.
11. Extended to plumbers, and persons furnishing curb-stone.
12. Wharf-builders.
13. Paper-hangers.
14. Plumbers, gas-fitters, etc.
15. Steam-engines, machinery, etc.
16. Lime furnished to lands, in Chester county.
17. Measurements, in Philadelphia.
18. Lien not to bind greater estate than that of party in possession.
19. Contractors may file claims.

#### II. LIEN FOR ALTERATIONS AND REPAIRS.

20. Lien for alterations, in certain counties.
21. For alterations and repairs, in Philadelphia.
22. In certain other counties.

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III. LIEN ON LEASEHOLDS AND FIXTURES

23. Lien law extended to iron works, mines and bridges, in certain counties. How enforced against corporations.
24. Leaseholds, in certain counties.
25. Improvements on oil refineries, in certain counties.
26. What improvements to be embraced.
27. Liens for erection or repair of engines, etc., upon leaseholds, in Venango county. Restricted to the tenant's interest.
28. Workmen to have a lien.
29. Form of claim.
30. Duration of lien.
31. Proceedings for enforcement of such lien.
32. Extended to laborers, in certain cases.
33. Effect of claim.
34. Repeal.
35. Notice to be given to tenants of leasehold property of intention to claim a lien.
36. Party may retain a sufficient sum from the contractor, etc.
37. Extent of such lien.
38. Execution against fixtures, etc., in Bradford and Sullivan counties.
39. Act of 1868 extended.
40. To Allegheny county.

IV. OF THE CLAIM.

41. Claim to be filed.
42. What such claim must set forth.
43. Claims for materials may be apportioned amongst adjoining buildings.
44. And for work done, or for work and materials.
45. Joint claims to be apportioned when filed.
46. Limitation of lien of debt.
47. Work and materials may be included in the same claim, in certain counties.
48. Lien to date from six months after last item furnished.
49. When supplemental claim may be filed.
50. Names of parties improperly joined may be stricken out.
51. Notice of claim.
52. Amendments.

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**V. PROCEEDINGS ON THE CLAIM.**

53. Scire facias.
54. When to issue.
55. How served.
56. Other claimants may become parties.
57. Proceedings in such cases.
58. Levari facias.
59. Claims to be averaged where proceedings are insufficient.
60. Proceedings by defendant, where no sci. fa. is issued.
61. Limitation of lien of claim filed.
62. Claimants to acknowledge satisfaction.
63. Penalty for neglect.
64. Right to bring personal actions reserved. Jurisdiction of district court not to be affected.
65. Security may be entered in lieu of lien.
66. Claimants may be compelled to proceed.
67. What kind of security to be given, in Philadelphia.
68. Remedy, after entry of security.
69. On money being paid into court, feigned issue to be ordered.
70. Lien restricted, where buildings are erected by contract.

**I. OF THE LIEN.**

1. Every building erected within the several counties of this Commonwealth, to which the act, entitled "an act securing the mechanics and others, payment for their labors and materials, in erecting any house or other building, within the city and county of Philadelphia," passed the 17th of March, 1806, and the several supplements thereto, now extends, shall be subject to a lien for the payment of all debts contracted for work done, or materials furnished for or about the erection or construction of the same.

2. The lien of such debt shall extend to the ground covered by such building, and to so much other ground immediately adjacent thereto, and belonging in like manner to the owner of such building, as may be necessary for the ordinary and useful purposes of such building; the quantity and boundaries whereof shall be determined as follows:

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3. It shall be the duty of the prothonotary of the court of common pleas of every county to which the provisions of this act extend, and the prothonotary of the district court of the city and county of Philadelphia, respectively [and of the city and county of Lancaster,] the district court of Allegheny county, to procure and keep a book-docket, which shall be called "The Mechanics Lien Docket," in which he shall cause to be entered and recorded all descriptions or designations of lots or pieces of ground as hereinafter mentioned; and all claims that may be filed by virtue of this act, together with the day of filing the same; and he shall cause the names, as well of the owner of the lot or piece of ground as of the contractor, architect or builder, if such be named, and of the persons claiming any lien under this act, to be alphabetically indexed therein.

4. It shall be lawful for the owner of any lot or piece of ground, who may be desirous of erecting or of contracting with any other person for the erection of any building as aforesaid, to declare or define, in writing, the boundaries of the lot or curtilage appurtenant to such building, previously to the commencement thereof, and cause the same to be entered in a book

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aforesaid, and such designation of boundaries, so made and entered upon record, shall be obligatory upon all persons concerned.

5. In default of such designation of boundaries, previously to the commencement of any building, it shall be lawful for the owner of such lot or piece of ground, or for any person having a lien upon the same, by mortgage, judgment or otherwise, or entitled to a lien by virtue of this act, to apply by petition, in writing, to the proper court, to appoint competent and skillful persons as commissioners, to designate the boundaries aforesaid.

6. It shall be the duty of the court to whom application shall be made as aforesaid, after reasonable notice given to all parties interested, to appoint such competent persons, commissioners as aforesaid, as all the parties interested shall nominate; but if the parties cannot agree upon a nomination, it shall be lawful for the court to appoint such competent persons for that purpose as they shall think proper.

7. It shall be the duty of the commissioners so appointed to examine the building, or place at which such building is being erected, and to make a report to the court, in pursuance of the order to them directed; and in such report they shall sufficiently designate and describe, by metes and bounds, with their courses and distances, and by a draft, if necessary, the limits and extent of ground necessary for the convenient use of such building, for the purposes for which it is designed; and such report shall be entered at length upon the record-book aforesaid, and, if approved by the court, shall be conclusive upon all persons concerned.

8. If execution shall be awarded for the levy and sale of any lot or piece of ground, upon which a building shall be erected as aforesaid, before the boundaries of the lot or curtilage which ought to be appurtenant thereto, shall be designated, it shall be lawful for the court, upon application, to stay such execution until such designation shall be made; and, thereupon, order the sale to proceed, in such manner, and for such part or parts, and in such parcels, as shall be most convenient for the administration of equity among all persons interested.

9. If the building against which any claim shall be filed as aforesaid, or any part of the ground adjacent

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thereto, shall be sold by virtue of an execution upon any mortgage or judgment, before the extent of the lien of the claimant shall be ascertained as aforesaid, the court out of which such execution shall have issued shall have power to determine the rights of the respective parties, and the apportionment or appropriation of all liens as aforesaid; and for that purpose, may appoint an auditor to inquire into and report the facts, and may decree distribution of the proceeds accordingly; or upon the application of any of the parties, may direct an issue for the determination of disputed facts.

10. The lien for work and materials aforesaid shall be preferred to every other lien or incumbrance which attached upon such building or ground, or either of them, subsequently to the commencement of such building.

11. The lien hereinbefore given is hereby declared to extend to plumbers, and to persons furnishing curbstone for the pavement of any building as aforesaid, within the city and county of Philadelphia.

12. The several provisions of the act of 16th of June, 1836, entitled "an act relating to the lien of mechanics and others upon buildings," are extended to wharf-builders, and all concerned in the making or constructing of the same.

13. The several provisions of the act, to which this is a supplement, are hereby extended to paper-hangers.

14. The several provisions of the act, to which this is a supplement, be and the same are hereby extended to plumbing, gas-fitting and furnishing, and erection of grates and furnaces.

15. The provisions of the act, entitled "an act relating to the lien of mechanics and others upon buildings," passed the 16th day of June, Anno Domini 1836, and the supplements thereto, be and the same are hereby extended, as fully as the same are now applicable to buildings, to every steam-engine, coal-breaker or parts thereof, pump-gearing, hoisting-gearing, fixture or machinery in and about mills of any kind, iron or coal works, coal-mines and iron-mines.

16. The act, entitled "an act relating to the lien of mechanics and others upon buildings," approved the 16th day

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of June, 1836, together with the several supplements thereto, shall, so far as the same may be applicable, be held and taken to apply to debts contracted for lime furnished, and work done in delivering the same, for agricultural purposes, to, for or upon any lots, tracts, farms or parcels of land, so that liens may hereafter be had on such lots, tracts, farms or parcels of land, for the payment of all debts contracted for lime furnished, and work done in delivering the same as aforesaid, as fully and effectually as liens may be had for work done and materials furnished in the erection or repairs of buildings, under the aforesaid act of assembly: *Provided*, That this shall only apply to Chester county.

17. The act, entitled "an act relating to liens of mechanics and others upon buildings," approved the 16th day of June, Anno Domini 1836, together with the several supplements thereto, are hereby extended to apply to all debts contracted for the measurement and valuation, by any legalized measurer, (of) any work done and materials furnished for, in or about the erection or construction of, or the repairs, alterations or additions to any house or other building.

18. The lien created by the act, entitled "an act relating to the lien of mechanics and others upon buildings," passed the 16th day of June, 1836, shall not be construed to extend to any other or greater estate in the ground on which any building may be erected, than that of the person or persons in possession at the time of commencing the said building, and at whose instance the same is erected; nor shall any other or greater estate than that above described be sold by virtue of any execution authorized or directed in the said act.

19. It is hereby declared that the provisions of the act approved June 16, 1836, entitled "an act relating to the lien of mechanics and others upon buildings," according to the true intent and meaning thereof, extend to and embrace claims for labor done, and materials furnished and used in erecting any house or other building, which may have been or shall be erected under or in pursuance of any contract or agreement for the erection of the same, and the provisions of the said act shall be so construed; and no claim, which has been or may be filed against any house or other building, or the lien thereof, or any

proceedings thereon, shall be in any manner affected by reason of any contract having been entered into for the erection of such building, but the same shall be held as good and valid as if the building had not been erected by contract: *Provided*, That no case shall be affected by this section which may have been decided by the supreme court, or in which the proceeds of the sale of any real estate may have been distributed by the decree of any court, from which no appeal has been taken.

**II. LIEN FOR ALTERATIONS AND REPAIRS.**

20. The said act, entitled "an act relating to the lien of mechanics and others upon buildings, approved the 16th day of June, Anno Domini 1836, together with the several supplements thereto, shall hereafter be held and taken to apply to debts contracted for work done or materials furnished for or about the repair, alteration of, or addition to any house or other building, so that liens may hereafter be had for the payment of all debts contracted for work done or materials furnished for or about the repair, alteration of, or addition to any house or other building, in the same manner as liens may now be had for debts contracted for work done or materials found for or about the erection or construction of any house or other building under the aforesaid act, approved June 16th, Anno Domini, 1836, and the several supplements to said act: *Provided, nevertheless*, That this act shall not apply to debts, such as aforesaid, where the same are of less amount than twenty dollars: *And provided also*, That this act shall apply only to Chester, Delaware and Berks counties.

21. The act, entitled "an act relating to the liens of mechanics and others upon buildings," approved the 16th day of June, Anno Domini 1836, together with the several supplements thereto, shall hereafter apply to all debts contracted for work done and materials furnished for, in or about the repair, alteration or addition to any house or other building, in the same manner and to the same extent as liens may now be had and filed for debts contracted for work done and materials furnished for or about the erection or construction of any house or other building, under the aforesaid acts and supplements thereto. Nothing in this act shall render property liable to liens for repairs, alterations or additions, where the same has been done

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by any lessee or tenant, without the written consent of the owner or owners, or their authorized agent or agents; a copy of which written consent must be filed with the claim or statement. This act shall not apply to debts such as aforesaid, where the same are for a less amount than fifty dollars: *Provided*, That nothing in this act shall give a lien or render property liable for repairs, alterations or additions as aforesaid, except from the time of filing a claim or statement of such work done and materials furnished; which claim or statement must be filed within six months after such work shall have been finished or materials furnished; but no property shall be rendered liable for repairs, alterations or additions as aforesaid which shall have been conveyed, before any claim or statement shall have been filed, to purchaser or purchasers thereof, by the party or parties contracting said debts.

22. That the supplement to the act relating to the liens of mechanics and others upon buildings, approved the 16th of June, 1836, approved the first day of May, 1861, be and the same is hereby extended to the counties of Susquehanna and Wayne: *And Provided*, That nothing in this act shall render property liable to liens for repairs, alterations or additions, where the same has been altered by any lessee or tenant, without the written consent of the owner or owners, or reputed owner or owners, or his or her duly authorized agent: *Provided further*, That the lien for repairs authorized by this act shall not have priority over any lien entered before the commencement of such repairs.

### III. LIEN ON LEASEHOLDS AND ALL FIXTURES.

23. The provisions of said act are hereby further extended to every fixture in and about iron-works and mines, and to every bridge and building, where work is done or materials furnished in the construction of such fixture, in and about mines or iron-works, or building, for any corporate body, or for a contractor in the employment of a corporate body. And the process to obtain satisfaction of any judgment obtained upon such lien, in any case where by the existing laws no lien is given, for labor or materials done or furnished to a corporate body, shall be by writ of sequestration, as provided by the 73 section of the act of 16th June, 1836, entitled "an act relating to executions."

*Provided*, That this act shall not be construed to extend to any case in which work has been done or materials furnished before the passage of this act, unless the lien is filed within six months after the last work is done, or the last materials furnished: *And provided further*, That this section shall only extend to the counties of Columbia and Elk.

24. The several provisions of an act, entitled "an act relating to the liens of mechanics and others upon buildings," approved the 16th day of June, 1836, and the several supplements thereto, are hereby extended to all improvements, engines, pumps, machinery, screens and fixtures, erected or put up by tenants of leased estates, on land of others, in the counties of Luzerne and Schuylkill, and to all mechanics, machinists and material-men doing work or furnishing the articles or materials therefor: *Provided*, That the lien hereby created shall extend only to the interest of the tenant or tenants, lessee or lessees therein, and to the improvements, engines, pumps, machinery, screens and fixtures erected, repaired or put (up) by the mechanics, machinists, persons or material-men entering liens therein.

25. The several provisions of an act, entitled "an act relating to the liens of mechanics and others upon buildings," approved the 16th day of June, 1836, and the several supplements thereto, are hereby extended to all improvements, engines, pumps, tanks, machinery and fixtures, in or about, or in any way connected with, or appurtenant to, oil or other refineries, and to all tanks for the storage of petroleum, coal or carbon oil, or the products thereof, whether said tanks be connected with a refinery or otherwise, and on all pumps, machinery and fixtures connected therewith, and to all mechanics, machinists, material-men and contractors doing work or furnishing materials or articles therefor.

26. The first section of this act shall be held and construed to be applicable to the tanks, improvements, engines, pumps, machinery and fixtures erected or put up by tenants of leased premises, on land owned by others, as also to such as are erected or put up by the owners of estates of freehold on their said land: *Provided*, That the lien created thereby shall extend only to the interest of the tenant or tenants in said leased land, and to the tanks, improvements, engines, pumps, machinery and fixtures erected, repaired or put up by the mechanics.

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machinists, material-men and contractors entering liens thereon: *Provided*, That the provisions of this supplement shall only extend to the counties of Allegheny, Armstrong, Venango and Warren.

27. All persons furnishing materials for or about the erection, construction or repair of any engine, enginehouse, derrick, tank, machinery, or wood or iron improvement, or for or about any building which may be constructed, erected or repaired upon any leasehold, lot or parcel of ground, or material furnished, necessary for the improvement or development thereof, held by written lease, for any term of years, and which shall or may be so constructed, erected or repaired by the tenants or lessees of said leased estate, or for them or their use and benefit, shall have a lien upon all such engine or engines, material, machinery, buildings, tanks, wood or iron improvements, as may be upon or pertaining to said leasehold, lot or parcel of ground, at the time such claim may be filed, as hereinafter provided, together with the lease, lot or parcel of ground on which the same is situated, for the price and value of the materials so furnished: *Provided*, That the lien hereby given shall extend only, as to such lease or lot, to the interest of the lessee or lessees, tenant or tenants therein.

28. All persons doing work for, on or about the erection, construction or repair of any engine, enginehouse, tanks, derricks, building, machinery, wood or iron improvement, erected, constructed or repaired upon any leasehold estate as aforesaid, or for boring, drilling or mining on said lease or lot, for the development or improvement of the same, whether such labor is or may be done by the day, month or year, or by contract, for the tenant or tenants, lessee or lessees of such lot or lease of parcel of land, or for their use and benefit, shall have a lien upon the personal property and fixtures on said lot or lease of ground, and upon such lot or leasehold itself, for the price and value of such work and labor: *Provided*, That such lien shall extend, as to said lot or leasehold, only to the interest of the tenant or tenants, lessee or lessees thereon: *Provided further*, That this act shall not apply to debts such as aforesaid, where the same is of less amount than twenty-five dollars.

29. Every person entitled to a lien by the provisions of this act shall file in the office of the prothonotary of the court

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of common pleas of the county in which such leasehold and property is situated, within three months from the time the last work was done or last materials furnished, a statement of his claim or demand, verified by affidavit, which shall set forth:—

I. The names of the party claimant, and of the owner or owners, or reputed owner or owners, of the property, and the names of the person or persons with whom the contract was made, and for whom the work was done or materials furnished,

II. The sum of money claimed to be due, and the kind of work done, and the kind and amount of the materials furnished, and the time when the work was done or materials furnished, with the date and amount of each item.

III. The locality of the property, with a particular description of each and every part thereof, against which the said claim is filed, with the size and boundaries of the lease or lot or parcel of ground, designating it by number, if any there be, and such other matters of description as shall be sufficient to identify the same.

30. Every such debt as aforesaid shall be a lien as aforesaid, for the period of "three" months after the last work shall be done or the last materials furnished, although no claim shall have been filed therefor, and no longer; but no such lien shall continue, but shall be released and discharged, unless the party claimant or his legal representative shall, within three months from the date of filing his statement of claim as aforesaid, prosecute the same, by causing a *scire facias* to be issued thereon, as provided by the act of June 16, 1836.

31. All proceedings under this act, to enforce the collection of claims, shall be as provided by the act of June 16, 1836, except as provided in section four of this act; and except further, that in case no person can be found upon whom service can be made of the writ of *scire facias*, service thereof shall be had, in addition to posting a copy of the writ on the most public part of the premises, by publication of the same in two newspapers published in said county, if so many there be, one in the paper of each political party; which publication shall be made for two successive weeks prior to the return-day of said writ.

32. The provisions of the act of June 16, 1836, and supplement approved the 1st day of May, 1861, relating to liens of mechanics (and) material-men upon buildings, are hereby ex-

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tended to all laborers, and to all work done, whether by the day, month, year or contract, for or about the drilling, boring and mining, and for or about the construction, erection or repairing of any engine, buildings, tanks, derricks, machinery, wood or iron improvements, which may be made or done for the mineral development or improvement of any land, and to all materials furnished for the improvement or development thereof, and for or about the construction, erection or repair or any engine, buildings, tanks, derricks, machinery, wood or iron improvements thereon.

33. From and after the filing of any claim under the provisions of this act as aforesaid, it shall not be lawful for any owner or owners, contractor or contractors, lessee or lessees, tenant or tenants, of any property named and described in such statement of claim, or their assignees or sub-lessees, to remove or attempt to remove the same from such lot, lease or parcel of land, while the said claim remains unpaid, pending and undetermined: *Provided*, The said party claimant shall sue out a writ of *scire facias* upon said claim, within three months from the day of filing the same, as hereinbefore provided. And in case of any such removal, or attempted removal, actually begun, it shall be lawful for any such claimant, his agent or attorney, acquainted with the facts, to apply to the court of common pleas of said county, or any judge thereof, in vacation, by petition, setting forth the facts under oath, and an affidavit of a good and subsisting cause of action under this act; and it shall be the duty of such court or judge to hear the same immediately, and upon such hearing, and upon being satisfied of the truth of said petition, to issue an order, under seal of the said court, directed to the sheriff of the county, commanding him forthwith to seize and hold said property, until said claim shall be heard and determined: *Provided*, That the court shall have power, at any time thereafter, to vacate such order, upon good cause shown, upon such tenant or tenants, owner or owners, lessee or lessees, entering into good and sufficient bond to the claimant, with freehold security; which bond shall contain a warrant of attorney to confess judgment, without stay of execution, in double the amount of such claim, conditioned that such owner or owners, tenant or tenants, lessee or lessees, and their sureties, will pay whatever may be adjudged against them, together with costs.

34. The provisions of this act shall extend only to the county of Venango; and all laws and parts of laws, and supplemental acts inconsistent herewith, relating to liens of mechanics and material-men and laborers, doing work or furnishing materials for or about engines, buildings and mineral improvements on leasehold estates, heretofore passed or enacted for said county of Venango, are hereby repealed.

35. All persons furnishing material or doing work for or about leasehold estates, and who shall desire to file a statement of claim to secure payment therefor, as provided in the act to which this is a supplement, shall, before being entitled to file his or their statement of claim, as in said act provided, give notice, in writing, to the tenant or tenants of such leasehold, and owner or owners of the property thereon, or any of them, his or their agent or legal representatives, within "thirty" days from the day such person or persons shall commence work on said property, of his or their intention to claim a lien upon said property, for the price and value of such labor or materials: *Provided*, That if such tenant or tenants, owner or owners, cannot be found in the county where such property may be, and shall have no agent in said county upon whom service may be made, the same may be served by posting a copy thereof on the most public part of the said premises, within the time aforesaid; and proof of the giving of such notice shall be, by affidavit of the claimant, indorsed on a copy thereof, and filed with his statement of claim, as provided by the act to which this is a supplement.

36. After receiving notice as aforesaid, it shall be lawful for any owner of the property, tenant or lessee, or contractor interested in the property and work being done, or materials furnished therefor, to retain from any contractor or sub-contractor a sufficient sum of money to pay the claim of such laborer, mechanic or material-man, with all costs of the proceedings under this act, had by reason of the non-payment to such laborer, mechanic or material-man of his claim.

37. The true intent and meaning of the act to which this is a supplement, as regards the extent of the lien of the mechanic, laborer or material-man upon the machinery and material on such leasehold estate, is declared to be, that such lien shall extend only to the interest of the tenant or tenants,

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Cor. Delaware Street and Madison Ave.,  
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owner or owners, in (of) such machinery and material, and not to the property of third persons having no interest in such leasehold, or benefit from the work done thereon: *Provided nevertheless*, That neither this act, nor the act to which it is a supplement, shall be held in any way to repeal, modify or affect the provisions of an act, approved the 27th day of February, 1868, entitled "a further supplement to an act relating to the lien of mechanics and others upon buildings, approved June 16, 1836, extending the same to improvements, machinery, tanks and fixtures about oil or other refineries."

38. In the execution of any judgment hereafter obtained on the liens of mechanics and others, under the provisions of an act, entitled "an act relating to the liens of mechanics and others upon buildings," approved the 16th day of June, Anno Domini 1836, and its several supplements, it shall be the duty of the officer having such writ of execution, if so directed by the plaintiff, to sell the property furnished, erected or put up by the plaintiff in the judgment, and the moneys raised by such sale, the said officer shall apply on said execution in preference over every other claim or lien; and the purchaser or purchasers, at such sale, of said property, shall have the right to detach and remove the property so purchased, being responsible only for any negligence or wilful injury to the freehold: *Provided*, That this act shall not extend to any other than the claims of mechanics and others for furnishing, erecting or putting up engines, pumps, machinery of all kinds, and fixtures: *And Provided further*, The provisions of this act shall only apply to the counties of Bradford and Sullivan.

39. The provisions of the first and second sections of the act to which this is a supplement, be and the same are hereby extended so as to include all materials furnished and work done for pumping and producing of oil.

40. All the provisions of the several acts of assembly, and the supplements thereto, giving a lien to parties doing work or furnishing materials for or about the erection or construction of buildings in the county of Allegheny, are hereby extended to leaseholds in said county: *Provided*, That the lien hereby given shall only extend to the interest of the lessee or tenant in such leasehold.

IV. OF THE CLAIM.

41. Every person entitled to such lien shall file a claim or statement of his demand, in the office of the prothonotary of the court of common pleas of the county in which the building may be situate.

42. Every claim as aforesaid must set forth:—

I. The names of the party claimant and of the owner, or reputed owner, of the building, and also of the contractor, architect or builder, where the contract of the claimant was made with such contractor, architect or builder.

II. The amount or sum claimed to be due, and the nature or kind of the work done, or the kind and amount of materials furnished, and the time when the materials were furnished, or the work was done, as the case may be.

III. The locality of the building and the size and number of the stories of the same, or such other matters of description as shall be sufficient to identify the same.

43. Whereas, it sometimes happens, that several houses and other buildings, adjoining each other, are erected by the same owner, so that it is impossible for the person who has found and provided materials for the same to specify, in his claim filed, the particular house or other building for which the several items of his demand were so found and provided; and whereas, doubts have arisen as to the true construction, in such case, of the laws of this Commonwealth: *Therefore*, It shall and may be lawful, in every such case, for the person so finding and providing materials as aforesaid, for two or more adjoining houses and other buildings, built by the same person, owner of the same, and debtor for the said materials, to file with his claim thereof, an apportionment of the amount of the same, among the said houses and other buildings, and each of the said houses and other buildings shall be subject to the payment of its said apportioned share of the debt contracted, in the same manner as is provided by law in other cases.

44. The several laws of this Commonwealth authorizing an apportionment of the amount due for materials furnished to two or more buildings owned by the same person, among the said buildings, shall extend to, and shall authorize, in similar cases, an apportionment for work done, and for work done and materials furnished, where the same are furnished under one

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contract, as fully and in the same manner as is now authorized and allowed in the case of materials furnished.

45. In every case in which one claim for materials shall be filed by the person preferring the same, against two or more buildings, owned by the same person, the person filing such joint claim shall, at the same time, designate the amount which he claims to be due to him on each of such buildings, otherwise such claims shall be postponed to other lien-creditors, and the lien of such claimant shall not extend beyond the amount so designated, as against other creditors having liens by judgment, mortgage or otherwise.

46. Every such debt shall be a lien as aforesaid, until the expiration of six months after the work shall have been finished or materials furnished, although no claim shall have been filed therefor; but such lien shall not continue longer than the said period of six months, unless a claim be filed as aforesaid, at or before the expiration of the same period.

47. It shall be lawful for any mechanic or material-man in the city or county of Philadelphia, and county of Chester, who performs work and furnishes materials, to include both in the same claim filed, and where the value or amount of the work or materials can only be ascertained by measurement when done, or shall be done by contract for a stipulated sum, it shall be lawful to file a statement of the time when the work was commenced and when finished, and of the aggregate price of the work and materials.

48. Whenever the items of a mechanic or material-man's bill, for work done or materials furnished continuously toward the erection of any new building, are in part *bona fide* within six months before the filing of the claim therefor, the lien shall be valid for the whole.

49. Every claimant having a claim filed for work or materials, or both, who shall afterwards proceed to perform further work, or furnish other materials, or both, may make suggestions thereof on the same record, and filing a statement of the amount and particulars thereof, which may be recovered with the original claim under the writ; but if the original claim shall have been sued out, then a separate *scire facias* may be issued for the supplemental claim.

50. In all cases where a claim is now filed, or shall hereafter be filed, under the provisions of the law to which this is a

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supplement, in which too many persons are, by mistake, included as claimants, owners or reputed owners, contractors, architects or builders, it shall be lawful for the court of common pleas of the proper county, and the district court of the proper district, having jurisdiction, in which such claim shall be filed, to permit an amendment of the same, by striking thereout the names of all such persons as may, by mistake, be included therein.

51. Whenever a mechanics' claim, or lien for labor or materials, filed in proper time and in proper form, contains a sufficient description of the premises against which it is filed, with the name of an owner or reputed owner, and a contractor, if there be one, and the name of a claimant, it shall be sufficient notice of such claim to purchasers and lien creditors, although all the proper claimants in such case shall not be named therein.

52. In case of any mechanics' claim or lien, filed according to existing laws, in any county of this Commonwealth, the court having jurisdiction in such case is hereby authorized and required, in any stage of the proceedings, to permit amendments conducive to justice and a fair trial upon the merits, including the changing, adding and striking out the names of claimants, and by adding the names of owners and contractors respectively, whenever it shall appear to such court that the names of the proper parties have been omitted, or that a mistake has been made in the names of such parties, or too many or not enough have been joined in such case: *Provided*, That no amendment so allowed shall have effect or prejudice the rights of *bona fide* purchasers for a valuable consideration without notice, or the rights of other lien creditors, when such purchase has been made, or such other lien would otherwise be prior if such amendment were not made or had not been allowed.

## V. PROCEEDINGS ON THE CLAIM.

53. The proceedings to recover the amount of any claim as aforesaid shall be by a writ of *scire facias*, in the following form, viz:—

—County, ss. The Commonwealth of Pennsylvania: To the sheriff of said county, greeting: Whereas, — hath filed a claim in our — [court] for the county of —, against —, for the sum of —, for [work done or ma-

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**P. O. BOX, 454,**

terials furnished, as the case may be], to [or for] a certain building, to wit: [describing it as in the claim:] And whereas, it is alleged that the said sum still remains due and unpaid to the said ——, now we command you, that you make known to the said ——, and to all such persons as may hold or occupy the said building, that they be and appear before the judges of our said court, at a court of ——, to be held at ——, on the —— of —— next, to show if anything they know or have to say why the said sum of —— should not be levied of the said building, to the use of the said ——, according to the form and effect of the act of assembly in such case made and provided, if to them it shall seem expedient, and have you then and there this writ; Witness ——.

54. *Provided*, That no such *scire facias* shall in any case be issued, within fifteen days previous to the return-day of the next term.

55. The writ of *scire facias* aforesaid shall be served in the same manner as a summons upon the defendant therein named, if he can be found within the county, and a copy thereof shall also be left with some person residing in the building, if occupied as a place of residence, but if not so occupied, it shall be the duty of the sheriff to affix a copy of such writ upon the door, or other front part of such building.

56. Upon the return of such writ, it shall be lawful for any other person, having filed a claim as aforesaid, to cause to be entered on the record of the same suit a suggestion, setting forth the amount and nature of his demand, and thereupon he may have a rule upon the defendant to appear and plead thereto, as in other actions.

57. If the defendant shall appear and plead to such suggestion, and issue, either in fact or law, be joined upon any plea, such particular issue shall be tried and determined as in other cases; if the defendant shall not plead to such suggestion, after due notice, judgment shall be entered for the claimant filing the same, and the amount of the claim shall be ascertained as in other cases.

58. The execution for every such judgment shall be by a writ of *levari facias*, in the following form:—

—— County, ss. The Commonwealth of Pennsylvania: To the sheriff of said county, greeting: We command you, that

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WOOD CONSTRUCTION,  
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**PETER STIPP, Contractor and Builder,**  
Manufacturer of Brick and Dealer in Building Stone.  
SCRANTON, PA.

without any other writ from us, of the following-described building and lot of ground of A. B.; to wit: [describing the same according to the record,] in your bailiwick, you cause to be levied, as well as a certain debt of ——, which C. D., lately, in our court of common pleas for the county aforesaid, by the consideration of the said court, recovered of the said A. B., to be levied of the said building and lot of ground, as also the interest thereon from the —— day of ——, A. D. ——, also the further sum of ——, which E. F., lately, in our said court for the county aforesaid, by the consideration thereof, recovered of the said A. B., to be levied of the said building and lot of ground, as also the interest thereon from the —— day of ——, A. D. ——, amounting in the whole to the sum of ——; and also the sum of —— for the costs which accrued thereon, according to the form and effect of an act of assembly of the Commonwealth of Pennsylvania, in such case made and provided; and have you these moneys before our judges at ——, at our county court of common pleas, there to be held on the —— day of —— next, to render unto the said C. D. for his debt interest and costs aforesaid, and have you then there this writ, etc.

59. *Provided.* That if the proceeds of such building and ground as aforesaid shall not be sufficient to pay the full amount of all debts due as aforesaid, for work done and materials furnished, after deducting therefrom any prior liens upon the same, then such debts shall be averaged, and the creditors aforesaid shall be paid in proportion to their respective demands.

60. In every case in which any claim shall be filed against any building as aforesaid, and no *scire facias* shall have issued thereon, it shall be lawful for the owner of such building, or any person interested therein, to apply, by petition, to the court in which such claim shall be filed, setting forth the facts; whereupon, such court may grant a rule upon the party claimant, and others interested, to appear in court, at a time to be fixed for such purpose, and on the return of such rule, may proceed in like manner as if a *scire facias* had been issued by such claimant, and had been duly served and returned.

61. The lien of every such debt, for which a claim shall have been filed as aforesaid, shall expire at the end of five years from the day on which such claim shall have been filed, unless

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the same shall be revived by *scire facias*, in the manner provided by law in case of judgments; in which case, such lien shall continue in like manner, for another period of five years, and so from one such period to another, unless such lien be satisfied, or the same be extinguished by a sheriff's sale, or otherwise, according to law.

62. In every case in which the amount of any claim as aforesaid shall be paid, or otherwise satisfied, it shall be the duty of the claimant, or his legal representative, at the request of the owner of the building, or of any other person interested therein, and on payment of the costs, to enter satisfaction on the record of such claim, in the office of the prothonotary of the court in which such claim shall have been entered, which shall for ever thereafter discharge and release the same.

63. If any person who shall have received satisfaction as aforesaid, shall neglect or refuse to enter satisfaction of such claim as aforesaid within sixty days after request, and payment of the costs of suit as aforesaid, he shall forfeit and pay to the party aggrieved, any sum not exceeding one-half of the amount of such claim, to be recovered as debts of a like amount aie recoverable.

64. *Provided*, That nothing in this act contained, shall be construed to impair or otherwise affect the right of any person to whom any debt may be due, for work done, or materials furnished, to maintain any personal action against the owner of the building, or any other person liable therefor, to recover the amount of such debt.

65. In all mechanics' claims, the court having jurisdiction thereof may, upon the application of any party in interest, require the claimant to file an affidavit of the amount actually due thereon; and upon security, approved by the court, in double said amount, being entered in the manner to be prescribed by the court, or upon the payment of the same into court, such security or money shall be substituted for the premises against which the claim is filed, and shall abide the final judgment of the court thereon; and thereupon the said premises shall be released from the lien of the said claim; and in case the said claimant, upon due notice, shall neglect or refuse to file such affidavit, the claim shall be stricken from the record, and cease to be a lien against said premises.

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66. In all liens now filed, or upon the filing of any lien hereafter, for materials furnished or work and labor done, it shall be lawful for the owner of the premises against which the same shall be filed, to move for a rule on the claimant to sue out a writ of *scire facias* to the next monthly return-day; if the rule shall be made absolute by the court, it shall be lawful for any party to appear and defend the same as now authorized by law, as to writs of *scire facias*; and if said claimant shall not issue a *scire facias* in obedience to the rule, the court, on motion, shall strike the lien from the record.

67. The security hereafter to be prescribed by the court having jurisdictions of any mechanics' claim, by reason of the fourth section of the act approved the 1st day of August, Anno Domini 1868, entitled "a supplement to an act relating to the liens of mechanics and others upon buildings, so far as refers to the city of Philadelphia, providing for the speedy trial of certain claims," shall be a bond and warrant of attorney in double the amount of the claim, to be executed by the defendant or defendants in said claim, and by one surety to be approved by the said court, who shall be an owner of real estate worth over and above all incumbrance, double the amount of said claim, upon which bond judgment shall be immediately entered in said court: *Provided, however.* That the lien of said bond shall be confined to the particular real estate offered and approved by the said court as security.

68. The remedy for the recovery of said claim, for which security has been entered as aforesaid, shall be by writ or writs of *scire facias* thereon, in the manner now prescribed by law, and upon final judgments thereon, execution by writ of *levari facias*, shall immediately issue against the real estate so substituted as security for the collection of the amount of said judgment.

69. In the event of the money being paid into court, by reason of the said further section of the said act approved August 1, 1868, a suit in the nature of a feigned issue may be ordered by the court, upon the application of any person interested, to decide upon the validity of any claim for material or labor furnished to or for such building.

70. All mechanics' liens, for work done or materials furnished for or about the erection or construction of any building,

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shall have priority of lien upon such building and the curtilage thereto belonging, over any and all mortgages thereon, recorded before the commencement of such building, and granted by the owner or owners to secure an advance or advances of money, knowingly furnished by the mortgagee or mortgagees for the erection of such building, and shall be paid, out of the proceeds of any sale of said property, before such advance-money mortgage, except as to an amount equal to the value of such curtilage or lot of ground immediately prior to the commencement of said building: so that the amount, equal to the value hereby excepted, shall be first appropriated to prior liens and incumbrances, including such advance-money mortgages, before any part thereof shall be applied to the payment of such mechanics' liens, but the proceeds of sale above the value shall be applied to the payment of the mechanics' liens, in preference to such advance-money mortgages: *Provided, however,* That this act shall not affect liens and incumbrances existing at this date, nor postpone other liens than those of the advance-money mortgages herein described.

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## SUPPLEMENT.

### I. FOR REPAIRS, ETC.

1. Liens for repairs allowed in all counties.
2. Written consent of owners required.
3. Notice of intention to file lien.

### II. UPON PERSONAL PROPERTY AND LEASEHOLDS.

4. Upon personal property and leaseholds.
5. Lien restricted to interest of lessee.
6. Notice of intention to file lien.
7. To be filed within thirty days.
8. Form of claim.
9. Duration of lien. Scire facias within three months.
10. Service by publication.
11. Property not to be removed until claim is settled.
12. In case of removal, court may direct seizure. Vacating of order.

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MANUFACTURER OF BRICK AND DEALER IN BUILDING STONE.**

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I. FOR REPAIRS, ETC.

1. The act of general assembly, approved the first day of May, Anno Domini one thousand eight hundred and sixty-one, entitled "A supplement to an act relating to the lien of mechanics and others upon buildings," approved the sixteenth day of June, Anno Domini one thousand eight hundred and thirty-six, so far as it relates to certain counties, which enacts as follows:—

"That the said act, entitled 'An act relating to the lien of mechanics and others upon buildings,' approved the sixteenth day of June, Anno Domini one thousand eight hundred and thirty-six, together with the several supplements thereto, shall hereafter be held and taken to apply to debt contracted for work done, or materials furnished for or about the repair, alteration of or addition to any house or other building, so that liens may hereafter be had for the payment of all debts contracted for work done, or materials furnished for or about the repairs, alteration of or addition to any house or other building, in the same manner as liens may now be had for debts contracted for work done, or materials found for or about the erection or construction of any house or other building under the aforesaid act, approved June sixteenth, Anno Domini one thousand eight hundred and thirty-six, and the several supplements to the said act: *Provided, nevertheless,* That this act shall not apply to debts, such as aforesaid, when the same are of less amount than twenty dollars: *And provided, also,* That this act shall apply only to Chester, Delaware and Berks counties," be and the same is hereby extended to all the counties of this Commonwealth.

2. Nothing in this act shall render property liable to liens for repairs, alterations or additions, where the same has been altered by any lessee or tenant without the written consent of the owner or owners or reputed owner or owners, or his or her duly authorized agent.

3. To entitle anyone to the benefits of this act, he shall give notice to the owner or reputed owner of the property, or his or her agent, at the time of furnishing the materials, or performing work in and about the repairs, alterations or additions to any house or other building, of his intention to file a lien under the provisions of this act.

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**Edmund A. Bartl,** CIVIL, MINING ENGINEER  
and ARCHITECT,  
TELEPHONE 2863. 404 Lackawanna Ave., Scranton, Pa.

## II. UPON PERSONAL PROPERTY AND LEASEHOLDS.

4. All persons performing labor or furnishing labor for or about the construction of any engine-house, derrick, tank, buildings, machinery, wood or iron improvement, construction or erection upon any leasehold, either by written or verbal lease, or for boring, drilling or mining of any lease or lot as aforesaid, for the development or improvement of the same, whether such labor is or may be done by day, month or year, or by contract, for the tenant or tenants, lessee or lessees of such lot, or lease, or parcel of land, or for their use or benefit shall have a lien upon such engine or engines, engine-house, derrick, tank, building, machinery, wood or iron improvement, oil wells and fixtures, on said lot or leasehold itself, for the price and value of such work and labor.

5. The lien hereby given shall extend only, as to such lease or lot, to the interest of the lessee or lessees, tenant or tenants therein.

6. When the materials were furnished or labor performed by others than the original contractor or contractors, they shall notify the owner or owners, or reputed owners of the leasehold property of his or their intention to file a mechanics' lien, and unless such a notice be given no such lien shall be filed nor be of any validity.

7. Every person, entitled to a lien by the provisions of this act, shall file in the office of the prothonotary of the court of common pleas of the county wherein said leasehold, lot or parcel of ground is located, within thirty days from the time the last work or labor was done, a statement of his claim or demand, verified by affidavit.

8. Which shall set forth:—

*First.*—The name of the party claimant, and of any owner or owners or reputed owners of the property, and of the names of the person or persons with whom the contract was made, and for whom the labor was done or materials furnished.

*Second.*—The sum of money claimed to be due, the kind of labor done or material furnished, and the time when the labor was done or material furnished, with the date and amount of each item.

*Third.*—The location of the property, with a particular description of the improvements thereon, against which the

## Scranton Stone Co.,

Owners and operators of the West Mountain Yellow Stone Quarries.  
R. R. to Quarries.  
OFFICE, 32 BURR BUILDING.

said lien is filed, with the size and boundaries of the lease, lot or parcel of ground, giving the number, if any there be, and such other matters of description as shall be sufficient to identify the same.

9. Every such debt as aforesaid shall be a lien, as aforesaid, for the period of thirty days after the last work shall be done, although no claim shall have been filed therefor, and no longer; but no such lien shall continue, but shall be released and discharged, unless the party claimant or his legal representative shall, within three months from the date of filing his statement of claim as aforesaid, prosecute the same by causing a *scire facias* to be issued thereon, as is now provided by law in case of mechanics' liens relating to mechanics' liens.

10. All proceedings under the act, to enforce the collection of claims, shall be as is now provided by law in case of mechanics' liens, except that, in case no person can be found upon whom service can be made of the writ of *scire facias*, service shall be had, in addition to posting a copy of the writ on the most public part of the premises, by publication of the same in two newspapers published in said county, which publication shall be made in one daily paper and one weekly, if there be such, within the jurisdiction of the court.

11. From and after the filing of any claims under the provisions of this act as aforesaid, it shall not be lawful for any owner or owners, contractor or contractors, lessee or lessees, tenant or tenants, of any property named and described in such statement of claim, or their assigns or sub-lessees, to remove or attempt to remove the same from such lot, lease or parcel of land, while the said claim remains unpaid, pending and undetermined: *Provided*, The said party claimant shall issue a writ of *scire facias* upon such claim, within three months from the day of filing the same as hereinbefore provided.

12. In any case of such removal, or attempted removal, actually begun, it shall be lawful for such claimant, his agent or attorney, acquainted with the facts, to apply to one of the judges of the court of common pleas of said county, by petition, setting forth the facts under oath, and an affidavit of a good and subsisting cause of action under this act; and it shall be the duty of said judge to hear the same immediately, and upon being satisfied of the truth of said petition, to issue an order, under the seal of said court, directed to the sheriff of said

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COR. DELAWARE STREET AND MADISON AVE.

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P. O. BOX, 454.

county, commanding him forthwith to seize and hold said property, until said claim shall be determined: *Provided*, That the court shall have power, at any time thereafter, to vacate said order, upon good cause shown, upon such tenant or tenants, owner or owners, lessee or lessees entering into good and sufficient bond to the claimant, with freehold security, in double the amount of such claim, conditioned that such owner or owners, tenant or tenants, lessee or lessees and their sureties, will pay whatever may be adjudged against them, together with costs.

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## An Act

### SECURING THE RIGHT OF SUB-CONTRACTORS TO FILE MECHANICS' LIENS AND PREVENTING INTERFERENCE WITH THIS RIGHT BY CONTRACTS.

SECTION 1. Be it enacted by the Senate and House of Representatives of the Commonwealth of Pennsylvania in General Assembly met, and it is hereby enacted by the authority of the same, That no contract which shall hereafter be made, for the erection of the whole or any part of a new building, with the owner of the lot on which the same shall be erected, shall operate to interfere with or to defeat the right of a sub-contractor who shall do work or shall furnish materials under agreement with the original contractor in aid of such erection to file a mechanics' lien for the amount which shall be due for the value of such work or materials furnished, unless such sub-contractor shall have consented in writing to be bound by the provisions of such contract with the owner in regard to the filing of liens. Without such written consent of the sub-contractor, all contracts between the original contractor and the owner, which shall expressly or impliedly stipulate that no such lien shall be filed, shall be invalid as against the right of such sub-contractor to file the same.

SEC. 2. All persons contracting with the owner of ground for the erection or construction of the whole or any part of a new building thereon shall be deemed the agent of such owner

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**FRANK M. MOYER, Contractor and Builder,**  
**WOOD CONSTRUCTION,**  
**Office, rear 320 N. Washington Ave., Scranton, Pa.**

in ordering work or materials in and about such erection or construction; and any sub-contractor doing such work, or furnishing such materials, shall be entitled to file a mechanics' lien for the value thereof within six months from the time the said work was completed by said sub-contractor, notwithstanding any stipulations to the contrary in the contract between the owner and the contractor, unless such stipulations shall have been consented to in writing by such sub-contractor.

Approved the 8th day of June, A. D. 1891.

ROBT. E. PATTISON.

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## Measurement of Mason Work.

### *Uniform rules for the Measurement of Mason Work.*

Great confusion has occurred in the past by reason of the different methods of measuring mason work, and because of the lack of some uniform system, frequent contentions, and disputes, have arisen, which a settled and uniform standard would have prevented.

The uniform standard has worked satisfactorily and beneficially wherever adopted and enforced.

#### UNIFORM SYSTEM ADOPTED BY LACKAWANNA COUNTY.

SECTION 1. That hereafter the following shall be the rules for the measurement of mason work in this county:

The units of measurement shall be as follows:

1. For excavation, the cubic yard.

For concrete foundation, the cubic yard.

For concrete floors, the superficial foot.

For dimension stone footings, the superficial foot.

For dimension stone bridge masonry, the cubic foot.

For dimension stone surface dressing, the superficial foot extra price.

For rubble work, the perch of twenty-four and three quarters cubic foot.

For rubble work surface dressing, the superficial foot extra price.

For brick work, the thousand brick.

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**Edmund A. Bartl,**  
TELEPHONE 2863.

CIVIL, MINING ENGINEER  
and ARCHITECT,  
404 Lackawanna Avenue, Scranton, Pa.

For plastering plain surfaces, the superficial yard.

For plastering cornices, the running and superficial foot.

2. A perch of stone shall contain, when measured in the wall, twenty-four and three-quarters cubic feet. When measured in square piles on the ground, twenty-seven cubic feet.

When measured in boats, thirty cubic feet.

When measured in cars, thirty-one and one-half cubic feet.

All stone to be measured in the wall when practicable.

Any mason work contracted for, in which the contractor agrees to furnish both materials and labor at a stated sum per perch, shall be measured and computed according to the following rules governing the measurement of mason work, i. e. mason measure shall be at the basis of settlement.

3. Excavation:

All excavation to be measured and computed by the actual amount of material displaced. No allowance for rehandling. Wells to be measured by the lineal foot in depth.

4. Concrete:

Foundation, measure actual contents. Floor, measure actual surface laid except that no deduction be made for open tile drains.

5. Dimension Stone:

Footings to be measured each course separately. No deductions for drain or other openings, under walls two feet or less in width.

Bridge masonry, compute actual cubic contents.

Surface dressing of all kinds, extra.

6. Rubble work:

Footings to be measured by actual cubic contents.

Note. Footings are all such foundation courses, not exceeding sixteen inches in height, as are wider than the body of wall above.

7. Walls:

Compute actual contents.

8. Partition walls:

Intersections of walls measure actual contents of the walls.

9. Circular walls:

For round walls, for length of walls, take one and one-fourth times the girt measure.

10. Pilasters and Projections:

All projections such as chimney breasts, piers connected with walls and pilasters, to be measured actual cubic contents of the wall.

11. Piers:

Square, polygon or vertical piers to be measured actual cubic contents.

12. Round piers, add three feet to the measured diameter of the pier and compute the contents with this sum used as the diameter, the height to be taken as measured.

13. Stepped piers or piers with vertical offsets:

Stepped piers or piers diminishing from the bottom by offsets, shall be computed by the above rule, No. 10, and also add the sum of the areas of the level surface of the several steps, (excepting the top of the pier,) multiply by one foot in height.

*Provided*, however, that all such parts of independent piers as are six inches or more below the surface of the ground, are to be computed actual contents and one cubic foot added for each foot in height or depth.

14. Recesses and slots:

All recesses and slots to be measured solid.

15. Arches:

Stone arches are classed as cut stone work.

16. Openings:

Deduct contents of windows, doors and other openings, measuring from top of sill to spring of arch.

17. Gables.

Gables to be computed one and one-half times the actual contents.

18. Beam filling.

For beam filling on level walls add one foot in height of wall on gable add one foot in height of wall by the extreme width of gable at its base.

19. Minimum heights and thickness of wall.

No wall to be computed at less than eighteen inches in thickness nor one foot in height.

20. Brickwork.

Compute the actual number of bricks laid.

When in the wall and practicable, the number of bricks to be estimated by actual count; when not practicable to so count them, the following rule to be taken as a basis for estimating the number, viz:

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Every superficial foot of "one-half brick (four and one-half inches) wall" to be estimated at six and one-half bricks; of one brick (nine inches) wall at thirteen bricks, etc.; increase the number of bricks by six and one-half bricks for every addition half-brick in thickness of wall.

**21. Measurement of party walls.**

Party walls to be measured according to the above rules, and joist holes to be charged at the rate of fifteen cents each.

**22. Plastering and lathing.**

To be measured by the superficial yard from floor to ceiling for walls, and from wall to wall of ceiling.

**23. Corners, beads, etc.**

All corners, angles, beads, quinks, rule joints and mouldings to be measured by the lineal foot on their longest extension.

**24. Cornices.**

Length of cornices to be measured on walls. Plain cornices of two feet girt or less to be measured on walls by the lineal foot.

Plain cornices exceeding two feet girt to be measured by the superficial foot.

Enriched cornices (cast work) by the lineal foot for each enrichment.

**25. Arches, cortels, etc.**

Arches, cortels, brackets, rings, centre, pilasters, capitals, vases, resettes, basses, pendants and niches, by the piece.

**26. Openings.**

Openings in plastering to be measured between grounds.

No deductions for openings in plastering unless the opening contains a hundred square feet.

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Office, rear 320 N. Washington Ave., Scranton, Pa.**

## Charges and Professional Practice of Architects.

AS ENDORSED BY THE AMERICAN INSTITUTE OF ARCHITECTS AT ITS ANNUAL CONVENTION IN 1884.

### GENERAL PROVISIONS.

For full professional services (including supervision), five per cent. upon the cost of the work.

In case of the abandonment of the work, the charge for partial service is as follows:

Preliminary studies, 1 per cent.

Preliminary studies, general drawings and specifications,  $2\frac{1}{2}$  per cent.

Preliminary studies, general drawings, specifications and details,  $3\frac{1}{2}$  per cent.

For work that cost less than \$10,000, or for monumental and decorative work, and designs for furniture—a special rate in excess of the above.

For alterations and additions—an additional charge to be made for surveys and measurements.

An additional charge to be made for alterations or additions in contracts or plans, which will be valued in proportion to the additional time and services employed.

Necessary traveling expenses to be paid by the client.

Time spent by the architect in visiting, for professional consultation, and in the accompanying travel, whether by day or night, will be charged for whether or not any commissions either for office work or supervising work is given.

The architect's payments are successively due as his work is completed and in the order of the above classifications. Until an actual estimate is received, the charges are based upon the proposed cost of the works, and payments are received as instalments of the entire fee, which is based upon the actual cost.

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EDMUND A. BARTL, CIVIL, MINING ENGINEER  
and ARCHITECT,  
404 Lackawanna Avenue, Scranton, Pa. Telephone 2863.

The architect bases his professional charge upon the entire cost to the owner of the building when completed, including all the fixtures necessary to render it fit for occupation, and is entitled to additional compensation for furniture or other articles designed or purchased by the architect.

If any material or work used in the construction of the building be already upon the ground, or come into possession of the owner without expense to him, the value of said material or work is to be added to the sum actually expended upon the building before the architect's commission is computed.

NOTE.—Nearly all architects of recognized standing in their profession charge from 5 to 10 per cent. extra for designing mantels and other ornamental fixtures, carved work, and decorative work of all kinds.

Fifteen per cent. on their cost is a common charge for selecting carpets, furnishings, etc.

#### SUPERVISION OF WORKS.

The supervision or superintendence of an architect (as distinguished from the continuous personal superintendence which may be secured by the employment of a clerk-of-the-works), means such inspection by the architect, or his deputy, of a building or other work in process of erection, completion, or alteration, as he finds necessary to ascertain whether it is executed in conformity with his designs, specifications or directions, and to enable him to decide when the successive installments or payments provided for in the contract or agreement are due or payable. He is to determine in constructive emergencies, to order necessary changes, and to define the true intent and meaning of the drawings and specifications, and he has authority to stop the progress of the work and order its removal when not in accordance with them.

#### CLERK-OF-THE-WORKS.

On buildings where it is deemed necessary to employ a clerk-of-the-works, the remuneration of said clerk is to be paid by the owner or owners, in addition to any commission or fees due the architect.

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**EXTRA SERVICES.**

Consultation fees for professional advice are to be paid in proportion to the importance of the questions involved, at the discretion of the architect.

None of the charges above enumerated cover professional or legal services, connected with negotiations for site, disputed party-walls, right of light, measurement of work, or services or incidental to arrangements consequent upon the failure of contractors during the performance of the work. When such services become necessary they shall be charged for according to the time and trouble involved.

**DRAWINGS AND SPECIFICATIONS.**

Drawings and specifications, as instruments of service, are the property of the architect.

At the Second Annual Convention of the (reorganized) American Institute of Architects, held at Washington, D. C., Oct. 22-25, 1890, the committee on Code of Ethics recommended the adoption of the following clauses to define the superintendence of the architect, and that the institute adopt the form of contract between owner and architect given below. The report of the committee was accepted and ordered printed, to be finally considered at the next convention.

**SUPERVISION OF WORKS.**

The architect will furnish general superintendence, by himself or his deputy, of such frequency or duration as in his judgment will suffice or may be necessary to fully instruct the contractors, pass upon the merits of material and workmanship, and to maintain an effective working organization of the several contractors engaged upon the structure, and to enable him to decide when the successive installments or payments provided for in the contract are due. He is to determine in constructive emergencies and order necessary changes, and define the true intent and meaning of the specifications. He has authority to stop the progress of the work and order its removal when not in accordance with them. The architect will demand of the contractors the proper correction or remedying of all defects discovered in their work, and will assist the owner

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**JOHN D. KOHL,** CONTRACTOR AND BUILDER,  
COR. DELAWARE ST. AND MADISON AVE.  
**P. O. BOX, 454,**

in enforcing the terms of the contract. But the architect's superintendence shall not include liability or responsibility of any breach of contract by the contractors.

**CLERK-OF-WORKS.**

On buildings where it is deemed necessary to have constant supervision, the architect will, if authorized by the employer, appoint a clerk-of-the-works for that purpose, at the extra rates quoted in the schedule or as agreed. The selection or dismissal of the clerk-of-the-works is to be subject to the approval of the architect. The charge for clerk-of-the-works, when constant supervision is required, will be at the rate of \$30 per week for buildings costing more than \$20,000 and less than \$200,000, and at special rates, as agreed, for other buildings.

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**Contract Between Architect and Owner.**

From.....Architect,  
To .....Owner,  
For a compensation of.....  
the architect proposes to furnish preliminary sketches, contract work drawings and specifications, detail drawings, and general superintendence of building operations, and also to audit all accounts for a.....to be erected for.....  
.....on.....

Terms of payment to be as follows: One-fifth when the preliminary sketches are completed; three-tenths when the drawings and specifications are ready for letting contracts; thereafter at the rate of.....  
per cent., upon each certificate due to the contractor.

If work upon the building is postponed or abandoned, the compensation for the work done by the architect is to bear such relation to the compensation for the entire work as determined by the published schedule of fees of the American Institute of Architects.

In all transactions between the owner and contractor, the architect is to act as the owner's agent, and his duties and liabilities in this connection are to be those of agent only.

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A representative of the architect will make visits to the building for the purpose of general superintendence, of such frequency and duration as, in the architect's judgment, will suffice, or may be necessary to fully instruct contractors, pass upon the merits of material and workmanship, and maintain an effective working organization of the several contractors engaged upon the structure.

The architect will demand of the contractors proper correction and remedy of all defects discovered in their work and will assist the owner in enforcing the terms of the contracts; but the architect's superintendence shall not include liability or responsibility for any breach of contract by the contractors.

The amount of the architect's compensation is to be reckoned upon the total cost of the building including all stationary fixtures.

Drawings and specifications are instruments of service and as such are to remain the property of the architect.

..... Architect.  
Approved and accepted..... 189  
..... Owner.

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## Electric Light Wiring, &c.

In order to obtain the best and neatest results, architects and owners of buildings in process of erection should make ample provisions for electric wiring for lights, annunciators, call bells, etc. And this can be done at small cost. Passages or channels of suitable size, say from one to two inches square, should be left to all points at which it is likely that a lamp, annunciator, push button, etc, might at any time in the future be located; proper openings should be left through the partitions at suitable places between ceilings and floors; the "risers" through which the wires or cables are passed from one floor to another should be ample in size. It is advisable to insert at a suitable point in the wainscoting of each floor a neat box provided with lock and key, in which the cut-outs, switches, and, if necessary, the battery cells, can be located; the entire system should be carefully laid out with a view to drawing in the wires

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CIVIL, MINING ENGINEER  
and ARCHITECT,

404 Lackawanna Avenue, Scranton, Pa.

or cables subsequently, without cutting floors or walls. A still better plan is to lay in the building, during or after its erection a tube of fire and water-proof material, just as gas pipes are laid; these tubes may be of tin or iron, and preferably lined with an insulating substance, or they may be paper tubes specially treated to make them fire and water-proof; the cables or wires can be drawn into these tubes with great facility, and connected to the lamps at any point desired, the wires being continuously enclosed in a fire-proof tube. No fire can result from a short circuit; if preparations of this kind are made when the building is under construction, the difficulty of electric wiring will be greatly lessened, and the cost of the work to the owner materially reduced. This matter, in these days, should have the same care and study as steam and gas pipes. Where no such provisions have been made, the methods of wiring houses are three in number:

Cleat work, the cheapest method, in which the wires are visible and secured to the ceiling or walls at short intervals by hardwood cleats.

Moulding work, in which the wires are covered by wooden mouldings; this system is more expensive than cleat work, but it is much neater in appearance.

Concealed work. This is the most difficult method of wiring, unless it is done in a new building, before the lathing, plastering and floors have been begun, in which case it is comparatively simple.

Whatever plan is adopted for wiring a house, the work should be done with the greatest care, and should be placed in the hands of strictly reliable and responsible men; and where a house is wired for electric lights special care should be taken to the quality of the insulating, etc.

## Code of Working Rules.

ADOPTED BY THE BUILDERS EXCHANGE OF SCRANTON, PA., MARCH 27, 1893, FOR THE GOVERNMENT OF THE BUILDING TRADES.

RULE I. Nine hours shall constitute a day's work.

RULE II. Wages shall be classified according to skill and ability of men.

RULE III. Foremen may or may not be non-union men.

RULE IV. All employers sending men to work any distance exceeding two miles from shop or office must pay car fare.

RULE V. An employer may use laborers in or about the work to assist in carrying materials on the premises or to place in building.

RULE VI. No employee shall be permitted to stop work on account of non-union men in any of the branches of the building business that are employed in the building or works.

RULE VII. From April 1st to November 1st, working hours shall be from 7 a. m. to 12 m., and from 1 p. m. to 5 p. m.

RULE VIII. Any employee who shall be ten minutes late, shall be docked one-half hour.

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Carlucci Frank, stone, 720 Scranton.  
Colligan John, contractor, 628 Washington av.  
Collins James, builder, 114 Mifflin av.  
Connell W P (W P Connell & Sons), hardware, 118 Penn av.  
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Howarth John (Price & Howarth), lumber, 1025 N Washington av.  
Jacobs C S, paints, 1549 Dickson av.  
Kaufhold H H (Peck Lumber Mfg Co), 512 Spruce.  
Keller Luther, cement, 813 w Lack av.

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Lyddon Thomas E, builder, 426 Mifflin.  
McDonough William, builder, 1310 Stone av.  
McMullen Charles (Lackawanna Hardware Co), 221 Lack av.  
Merriman E L (Paragon Plaster and Supply Co), Green Ridge.  
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Nelson John, building inspector, 732 Madison av.  
Nicholson Charles A, painter, 1309 Capouse av.  
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Schroeder Conrad, contractor, Commonwealth Bldg.  
Shiffer Frank, contractor, 424 n 9th.  
Spruks Bros, contractors, 518 Alder.  
Stipp Peter, contractor, 520 Spruce.  
Sykes Samuel (S Sykes & Son), builders, 1235 Penn av.  
Williams William R, builder, 314 s Main av.  
Woolsey J B (J B Woolsey & Bro), contractors, 314 Forrest ct.  
Zerfass George L (Washburn & Zerfass), woodworkers, 119  
Meridian av.



# Scranton Stone Co.,

Owners and operators of the West  
Mountain Yellow Stone Quarries.  
R. R. to Quarries.  
OFFICE, 32 BURR BUILDING.

## Memoranda.

### Memoranda for Plasterers.

#### MEASURING PLASTERERS' WORK.

Plastering is always measured by the square yard for all plain work, by the superficial foot for all cornices of plain members, and by the linear foot for enriched or carved mouldings in cornices. By "plain work" is meant straight surfaces (like ordinary walls and ceilings), without regard to the style or quality of finish put upon the job. Any paneled work, whether on walls or ceilings, run with a mould, would be rated by the foot superficial.

Different methods of valuing plastering find favor in different portions of the country. The following general rules are believed to be equitable and just to all parties:

*First.* Measure on all walls and ceilings the surface actually plastered, without deducting any grounds or any openings of less extent than seven superficial yards.

*Second.* Returns of chimney breasts, pilasters, and all strips of plastering less than twelve inches in width, measure as twelve inches wide, and where the plastering is finished down to the base, subbase, or wainscoting, add six inches to height of walls.

*Third.* In closets add one half to the measurement; raking ceilings and soffits of stairs, add one half to the measurements; circular or elliptical work, charge two prices; domes or groined edillings, three prices.

*Fourth.* For each twelve feet of interior work done farther from the ground than the first twelve feet, add five per cent.; for outside work add one per cent. for each foot that the work is done above the first twelve feet.

Stucco-work is generally governed by the following rules, viz: Mouldings less than one foot girt are rated as one foot, over

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**JOHN D. KOHL,**

COR. DELAWARE STREET AND MADISON AVE.

CONTRACTOR AND BUILDER,

P. O. BOX, 454,

one foot to be taken superficial. When work required two moulds to run same cornice add one-fifth. For each internal angle, or mitre, add one foot to length of cornice; and for each external angle, add two feet. All small sections of cornices less than twelve inches long, measure as twelve inches.

For raking cornices, add one-half; circular or elliptical work, double price; domes and groins, three prices.

For enrichments of all kinds a special price must be charged.

The higher the work is above ground, the higher the charge must be; add to the rate of five per cent. for every twelve feet above the first twelve feet.

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## Memoranda for Painters.

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(FROM BUILDERS' GUIDE AND PRICE-BOOK.)

Painters' work is generally estimated by the yard, and the cost depends upon the number of coats applied, besides the quality of the work and the material to be painted.

One coat or *priming* will take, for 100 yards of painting, twenty pounds of lead and four gallons of oil. Two-coat work, forty pounds of lead and four gallons of oil. Three-coat, the same quantity as two-coats; so that a fair estimate for 100 yards of three-coat would be 100 pounds of lead and sixteen gallons of oil.

1 gallon priming oil color will cover 50 superficial yards.

|   |   |                    |   |     |   |   |
|---|---|--------------------|---|-----|---|---|
| 1 | " | white zinc         | " | 50  | " | " |
| 1 | " | white paint        | " | 44  | " | " |
| 1 | " | lead color         | " | 50  | " | " |
| 1 | " | black paint        | " | 50  | " | " |
| 1 | " | stone color        | " | 44  | " | " |
| 1 | " | yellow paint       | " | 44  | " | " |
| 1 | " | olive color        | " | 45  | " | " |
| 1 | " | green paint        | " | 45  | " | " |
| 1 | " | bright emld. green | " | 25. | " | " |
| 1 | " | bronze green       | " | 75  | " | " |

One pound of paint covers about four superficial yards the first coat, and about six each additional coat. One pound of putty, for stopping every twenty yards.

One gallon of tar and one pound of pitch will cover twelve yards superficial the first coat, and seventeen yards each additional coat.

A square yard of new brick wall requires, for the first coat of paint in oil, three-fourths of a pound, and for the second, three pounds, and for the third, four pounds.

A day's work on the outside of a building is 100 yards of first coat, and 80 yards of either second or third coat. An ordinary door, including casings, will, on both sides, make eight to ten yards of painting, or about five yards to a door without casings. An ordinary window makes about two and one-half or three yards.

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## Strength and Stiffness of Wooden Floors.

(KIDDER.)

In calculating the strength of floor beams, the first thing to be decided is the span of the beams, which is generally determined by the size of the openings to be covered, and the second is the load which is to come upon the floor. Wooden floor beams should not have a span of more than twenty-five feet (if it can be so arranged), for, if they are of a greater length than this it is difficult to stiffen them sufficiently to prevent vibration under a heavy or moving load. When the distance between the bearing walls of a building is greater than the above limit, partition walls should be built, or else the beams should be supported by iron or wooden girders resting upon iron or wooden columns.

The building laws of the cities of New York and Boston require that in all buildings more than thirty feet in width, except churches, theatres, school houses, car stables and other public buildings, the space between any two of the bearing walls shall not be over twenty-five feet, unless girders are substituted in place of the partition wall.

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Edmund A. Bartl,  
TELEPHONE 2863.

CIVIL, MINING ENGINEER  
and ARCHITECT,  
404 Lackawanna Avenue, Scranton, Pa.

## SUPERIMPOSED LOADS.

There is some difference of opinion among authorities as to what should be allowed for the superimposed load upon the floors of dwellings or upon the floors of public buildings. The New York Building Law requires that in all buildings every floor shall have sufficient strength to bear safely upon every superficial foot of its surface seventy-five pounds, and, if used as a place of public assembly, one hundred and twenty pounds.

## NOTES ON IRON ROOFS AND LOADS FOR SAME.

An iron roof of 100 feet clear span, with corrugated iron laid directly upon purlines, will weigh:

|                                                               |    |                      |
|---------------------------------------------------------------|----|----------------------|
| Approximately .....                                           | 10 | lbs. per square foot |
| If boarded, add .....                                         | 3  | " "                  |
| For lathed and plastered ceiling allow....                    | 10 | " "                  |
| For snow and vertical component of wind<br>force, allow.....  | 30 | " "                  |
| The weight of snow freshly fallen is 5 to 12                  | "  | cubic feet           |
| The weight of snow, saturated (slush) is 40                   | "  | "                    |
| Wind pressure (very violent hurricane)..                      | 50 | " square foot        |
| Wind pressure, usually assumed for<br>bridges and roofs ..... | 30 | " "                  |

CLASSIFICATIONS OF STRAINS WHICH MAY BE PRODUCED IN A  
SOLID BODY.

## (KIDDER.)

1. *Tension*, as in the case of a weight suspended from one end of a rod, rope, tie-bar, etc., the other end being fixed, tending to stretch or lengthen the fibres.

2. *Shearing Strain*, as in the case of tree-nails, pins in bridges, etc., where equal forces are applied on opposite sides in such a manner as to tend to force one part over the adjacent one.

3. *Compression*, as in the case of a weight resting on top of a column or post, tending to compress the fibres.

4. *Transverse or Cross Strain*, as in the case of a load on a beam tending to bend it.

5. *Torsion*, a twisting strain, which seldom occurs in building construction, though quite frequently in machinery.

CRUSHING AND TENSILE STRENGTH IN LBS. PER SQUARE INCH OF NATURAL AND ARTIFICIAL STONES.

| Description.                                               | Weight<br>per cubic<br>ft. in lbs. | Crushing force<br>lbs. per<br>Square Inch. |
|------------------------------------------------------------|------------------------------------|--------------------------------------------|
| "The New Jersey Steel and Iron Co."                        |                                    |                                            |
| Aberdeen Blue Granite.....                                 | 164                                | 8,400 to 10,914                            |
| Quincy Granite.....                                        | 166                                | 15,300                                     |
| Freestone, Belleville.....                                 |                                    | 3,522                                      |
| Freestone, Connecticut.....                                |                                    | 3,319                                      |
| Freestone, Dorchester, N. B.....                           |                                    | 8,150                                      |
| Red Brown, Seneca Preston, Ohio.....                       |                                    | 9,687                                      |
| Sandstone, Acquia Creek, used for Capitol, Washington..... |                                    | 5,340                                      |
| Limestone, Magnesian, Grafton, Ill.....                    |                                    | 17,000                                     |
| White Limestone, Joliet, Ill.....                          |                                    | 12,775                                     |
| Marble, Hastings, N. Y.....                                |                                    | 18,941                                     |
| Marble, Statuary.....                                      |                                    | 3,216                                      |
| Marble, Veined.....                                        | 165                                | 9,681                                      |
| Slate.....                                                 |                                    | 9,300                                      |
| Brick, Common.....                                         |                                    | 800 to 4,000                               |
| Brick, Best Pressed ("Kidder").....                        |                                    | 12,000                                     |
| Brick-Work, set in cement, Bricks not very hard.....       |                                    | 521                                        |
| Brick, Masonry, Common.....                                |                                    | 500 to 800                                 |
| Cement, Portland.....                                      |                                    | 1,000 to 8,300                             |
| Cement, Portland, Cement 1, Sand 1.....                    |                                    | 1,280                                      |
| Cement, Roman.....                                         |                                    | 342                                        |
| Mortar.....                                                |                                    | 120 to 240                                 |
| Crown Glass.....                                           |                                    | 31,000                                     |
| Portland Cement.....                                       |                                    | Tension.                                   |
| Portland Cement with Sand.....                             |                                    | 427 to 711                                 |
| Glass, Plate.....                                          |                                    | 92 to 284                                  |
| Mortar.....                                                |                                    | 9,420                                      |
| Plaster of Paris.....                                      |                                    | 50                                         |
| Slate.....                                                 |                                    | 72                                         |
|                                                            |                                    | 11,000                                     |
| METALS.                                                    |                                    |                                            |
| Cast Iron.....                                             |                                    | 80,000                                     |
| Wrought Iron.....                                          |                                    | 36,000                                     |
| Steel.....                                                 |                                    | 225,000                                    |
| WOODS.                                                     |                                    |                                            |
| Ash.....                                                   |                                    | 8,000                                      |
| Beech.....                                                 |                                    | 9,300                                      |
| Birch.....                                                 |                                    | 11,000                                     |
| Cedar.....                                                 |                                    | 6,500                                      |
| Hemlock.....                                               |                                    | 5,400                                      |
| Locust.....                                                |                                    | 11,720                                     |
| Black Walnut.....                                          |                                    | 5,600                                      |
| White Oak.....                                             |                                    | 3,150 to 7,000                             |
| Yellow Pine.....                                           |                                    | 4,400 to 6,000                             |
| White Pine.....                                            | {                                  | 2,800 to 4,500                             |
| Spruce.....                                                |                                    |                                            |

**JOHN D. KOHL,**

**CONTRACTOR AND BUILDER,**  
Cor. Delaware Street and Madison Ave.,  
P. O. BOX, 454.

## American Slating.

Slating is estimated by the "square," which is the quantity required to cover 100 square feet. The slates are usually laid so that the third laps the first three inches. Therefore, to compute the number of slates of a given size required per square: Subtract three inches from the length of the slate, multiply the remainder by the width, and divide by two. This will give the number of square inches covered per slate; divide 14,400 (the number of square inches in a square) by the number so found, and the result will be the number of slates required.

The following table gives the number of slates per square for usual sizes:

### NO. OF SLATES PER SQUARE.

| Size in<br>Inches. | Pieces<br>per<br>Square. | Size in<br>Inches. | Pieces<br>per<br>Square. | Size in<br>Inches. | Pieces<br>per<br>Square. |
|--------------------|--------------------------|--------------------|--------------------------|--------------------|--------------------------|
| 6x12               | 533                      | 8x16               | 277                      | 12x20              | 141                      |
| 7x12               | 457                      | 9x16               | 246                      | 14x20              | 121                      |
| 8x12               | 400                      | 10x16              | 221                      | 11x22              | 137                      |
| 9x12               | 355                      | 9x18               | 213                      | 12x22              | 126                      |
| 7x14               | 374                      | 10x18              | 192                      | 14x22              | 108                      |
| 8x14               | 327                      | 12x18              | 160                      | 12x24              | 114                      |
| 9x14               | 291                      | 10x20              | 169                      | 14x24              | 98                       |
| 10x14              | 261                      | 11x20              | 154                      | 16x24              | 86                       |

The weight of slate per cubic foot is about 174 pounds, or per square foot of various thicknesses as follows:

|                      |               |      |               |               |               |
|----------------------|---------------|------|---------------|---------------|---------------|
| Thickness in inches, | $\frac{1}{8}$ | 3-16 | $\frac{1}{4}$ | $\frac{3}{8}$ | $\frac{1}{2}$ |
| Weight in pounds,    | 1.81          | 2.71 | 3.62          | 5.43          | 7.25          |

The weight of slating laid per square foot of surface covered will, of course, depend on the size used. The weight of 10x18 slate 3-16 thick, for example, per square foot of roof would be 5.86 pounds.

**Frank M. Moyer, CONTRACTOR AND BUILDER,**  
**WOOD CONSTRUCTION,**  
**Office, rear 320 N. Washington Ave., Scranton, Pa.**

**PETER STIPP, Contractor and Builder,**  
 MANUFACTURER OF BRICK SCRANTON, PA.  
 AND DEALER IN BUILDING STONE.

BUILDERS HANDY BOOK.

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**TABLE OF VALUABLE INFORMATION FOR PAINTERS,  
 GLAZIERS, ARCHITECTS, CONTRACTORS, &c.**

| SASH—12 LIGHT. | SASH—4 LIGHT. | SASH MEASUREMENT.   |
|----------------|---------------|---------------------|
| 7x 9           |               | 2.1 1/2 x 3.6 1/4   |
| 8x10           | 12x20         | 2.4 1/2 x 3.10 1/4  |
| 8x12           | 12x24         | 2.4 1/2 x 4.5 1/4   |
| 8x14           | 12x28         | 2.4 1/2 x 5.2 1/4   |
| 8x16           | 12x32         | 2.4 1/2 x 5.10 1/4  |
| 9x12           | 14x24         | 2.7 1/2 x 4.6 1/4   |
| 9x13           | 14x26         | 2.7 1/2 x 4.10 1/4  |
| 9x14           | 14x28         | 2.7 1/2 x 5.2 1/4   |
| 9x15           | 14x30         | 2.7 1/2 x 5.6 1/4   |
| 9x16           | 14x32         | 2.7 1/2 x 5.10 1/4  |
| 9x18           | 14x36         | 2.7 1/2 x 6.6 1/4   |
| 9x20           | 14x40         | 2.7 1/2 x 7.2 1/2   |
| 9x22           | 14x44         | 2.7 1/2 x 7.10 1/4  |
| 9x24           | 14x48         | 2.7 1/2 x 8.6 1/4   |
| 10x12          | 15x24         | 2.10 1/2 x 4.6 1/4  |
| 10x13          | 15x26         | 2.10 1/2 x 4.10 1/4 |
| 10x14          | 15x28         | 2.10 1/2 x 5.2 1/4  |
| 10x15          | 15x30         | 2.10 1/2 x 5.6 1/4  |
| 10x16          | 15x32         | 2.10 1/2 x 5.10 1/4 |
| 10x18          | 15x36         | 2.10 1/2 x 6.6 1/4  |
| 10x20          | 15x40         | 2.10 1/2 x 7.2 1/4  |
| 10x22          | 15x44         | 2.10 1/2 x 7.10 1/4 |
| 10x24          | 15x48         | 2.10 1/2 x 8.6 1/4  |
| 11x14          | 16x28         | 3.1 1/2 x 5.2 1/4   |
| 11x16          | 16x32         | 3.1 1/2 x 5.10 1/4  |
| 11x18          | 16x36         | 3.1 1/2 x 6.6 1/4   |
| 11x20          | 16x40         | 3.1 1/2 x 7.2 1/4   |
| 12x14          | 18x28         | 3.4 1/2 x 5.2 1/4   |
| 12x16          | 18x32         | 3.4 1/2 x 5.10 1/4  |
| 12x18          | 18x36         | 3.4 1/2 x 6.6 1/4   |
| 12x20          | 18x40         | 3.4 1/2 x 7.2 1/4   |

**EDMUND A. BARTL, CIVIL, MINING ENGINEER  
 and ARCHITECT,**  
 404 Lackawanna Avenue, Scranton, Pa. Telephone 2863.

## Nailing Memoranda.

(FROM BUILDERS' GUIDE AND ESTIMATORS' PRICE-BOOK.)

Quantity of nails for different kinds of work:

For 1,000 shingles allow 3½ to 5 lbs. 4d. nails, or 3 to 3½ lbs. 3d.  
" 1,000 laths allow about 6 lbs. 3d. fine.  
" 1,000 feet clapboard about 18 lbs. 6d. box.  
" 1,000 " covering-boards about 20 lbs. 8d. common.  
" 1,000 " " 25 lbs. 10d. "  
" 1,000 " upper floors, square-edged, about 38 lbs. 10d. common.  
" 1,000 feet upper floor, square-edged, about 41 lbs. 12d. common.  
" 1,000 feet matched and blind nailed, about 35 lbs. 10d. common.  
" 1,000 feet matched and blind nailed, about 42 lbs. 12d. common.  
" 10 feet partitions (studs or studding), about 1 lb. 10d. common.  
" 1,000 feet furring, 1x3, about 45 lbs. 10d. common.  
" 1,000 " " 1x2, " 65 lbs. 10d. common.  
" 1,000 " pine finish, about 30 lbs. 8d. finish.

## Miscellaneous Memoranda.

(KIDDER.)

*Smallest convenient size of slab for a 14 inch washbowl, 21x24 inches. Height of slab from floor, 2 feet 6 inches. Very small (12 inch) corner wash bowl: slab 1 foot 11 inches each side.*

*Space occupied by water closets, 2 feet 6 inches wide, 2 feet deep.*

**SCRANTON STONE CO.** Can furnish you all kinds of Building Stone. R. R. to Quarries. Prompt Delivery Guaranteed. OFFICE, 32 BURR BUILDING.

*Urinals* should be 2 feet 2 inches between partitions; partitions 6 feet high.

*Horse stalls.*—Width, 3 feet 10 inches to 4 feet, or else 5 feet or over in width, and 9 feet long. Width should never be between 4 and 5 feet, as in such cases the horse is liable to cast himself.

*Pitch of tin, copper, or tar and gravel roof.*—Five-eighths of an inch to the foot and upwards. A fall of one-tenth of an inch in a mile will produce a *current* in *rivers*.

A load of mortar measures a cubic yard, or twenty-seven cubic feet; requires a cubic yard of sand and nine bushels of lime, and will fill thirty hods.

A bricklayer's hod measuring one foot four inches by nine inches, equals 1,296 cubic inches in capacity and contains twenty bricks.

A single load of sand and other materials equals a cubic yard, or twenty-seven cubic feet, and a double load equals twice that quantity.

One thousand bricks closely stacked occupy about fifty-six cubic feet.

One thousand old bricks cleaned and loosely stacked occupy about seventy-two cubic feet.

One hundred yards of plastering will require fourteen hundred laths, four bushels and a half of lime, four-fifths of a load of sand, nine pounds of hair and five pounds of nails, for two coat work.

A bushel of hair weighs, when dry, about fifteen pounds.

A box twenty-four inches long by sixteen inches wide and twenty-eight inches deep will contain a barrel or three bushels.

A box twenty-four inches long by sixteen inches wide and fourteen inches deep contains half a barrel.

A box sixteen inches square and eight and two-fifths inches deep will contain one bushel.

A box sixteen inches by eight and two-fifths inches wide and eight inches deep will contain half a bushel.

A box eight inches by eight and two-fifths inches square and eight inches deep will contain one peck.

A box eight inches by eight inches square and four and one-fifth inches deep will contain one gallon.

A box seven inches by four inches square and four and four-fifths inches deep will contain half a gallon.

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**JOHN D. KOHL,** CONTRACTOR AND BUILDER,  
COR. DELAWARE ST. AND MADISON AVE.  
P. O. BOX, 454,

A box four inches by four inches square and four and one-fifth inches deep will contain one quart.

A box four feet long, three feet five inches wide and two feet and eight inches deep will contain one ton of coal.

*Flashings.*—By "flashings" are meant pieces of tin, zinc or copper laid over slate, and up against wall, chimneys, copings, etc.

COUNTER FLASHINGS are of lead or zinc, and are solid between the courses in brick, and turned down over the flashings.

In flashing against stone work, grooves as reglets often have to be cut to receive the counter flashing.

For roofs and gutters use seven-pound lead; for hips and ridges use six-pound lead. For flashings use four-pound lead.

Gutters should have a fall of at least one foot in ten feet.

No sheet of lead should be laid in greater length than ten or twelve feet without a dip to allow for expansion.

Joints to lead pipes require a pound of solder for every inch in diameter.

Table showing the cost per cubic foot for almost all kinds of buildings:

Per cubic foot.

|                                                    |           |        |
|----------------------------------------------------|-----------|--------|
| First-class fire-proof office buildings.....       | 30        | cents. |
| First-class office buildings semi-fire-proof ..... | 22½       | "      |
| Ordinary office buildings.....                     | 20        | "      |
| Well constructed mercantile buildings.....         | 10 to 12½ | "      |
| Ordinary mercantile buildings .....                | 8 to 10   | "      |
| First-class apartment buildings .....              | 18        | "      |



## INDEX TO ADVERTISEMENTS.

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**Edmund A. Bartl,**  
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CIVIL, MINING ENGINEER  
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404 Lackawanna Avenue, Scranton, Pa.

## BUSINESS DIRECTORY.

### Academies, Colleges and Schools

Correspondence School of Mechanics, Coal Exchange Bldg  
Correspondence School of Mines, Coal Exchange bldg

### Accountants

Mott Smith B, 421 Lack av

### Acme Cement Plaster

Hunt & Connell Co, 434 Lack av

### Adamant Wall Plaster, Wholesale

Hunt & Connell Co, 434 Lack av

### Agricultural Implements and Tools

Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221 Lack av

### Architects

Amsden Fred J, 102 and 104 n Washington av  
Bartl Edmund A, 404 Lack av  
Brown & Morris 19 Price bldg  
Davis & Houpt, rooms 24, 25 and 26 Commonwealth bldg  
Duckworth John A, 43 Coal Exch bldg  
Lacey T I & Son, 10, 11 and 12 Dime Bank bldg  
Walter E L, 26, 28 and 30 Library bldg  
Williams Isaac L, 413 Spruce

### Asbestos Materials

Hunt & Connell Co, 434 Lack av

### Babbit Metal

Hunt & Connell Co, 434 Lack av

### Baggage Express

Union Transfer Co, 107 Franklin av

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Third National Bank, 118 Wyoming av

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Foot & Shear Co, 513 Lack av

### Barbed Wire Fencing

Gunster & Forsyth, 327 Penn av  
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Lackawanna Hardware Co, 221 Lack av

### Bar Fixtures

Benore John & Son, 706-714 Scranton

### Beer Pumps

Hunt & Connell Co, 434 Lack av

### Belting, Rubber and Leather

Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221 Lack av.

### Blackboards

Knauss Frank T, 516 Penn av

## Scranton Stone Co.

Can furnish you all kinds of Building Stone. R. R. to Quarries. Prompt Delivery Guaranteed. OFFICE, 32 BURR BUILDING.

# Luther Keller, Best Patent Plaster in the Market.

Quarries and Works, Portland, Pa.

Office, 813 W. Lackawanna Avenue,  
SCRANTON, PA.

## Black Diamond Steel

Hunt & Connell Co, 434 Lack av

## Blacksmith Supplies

Foote & Shear Co, 513 Lack av  
Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221  
Lack av

## Boiler Compound

Hunt & Connell Co, 434 Lack av

## Boiler Tubes

Hunt & Connell Co, 434 Lack av

## Bone Dust

Foote & Shear Co, 513 Lack av  
Hunt & Connell Co, 434 Lack av

## Brass and Copper Tubing

Hunt & Connell Co, 434 Lack av

## Brick, Lime and Cement

Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av  
Keller Luther, 813 w Lack av

## Brick Mfr

Stipp Peter 520 Spruce

CLINT

## Bricklayers and Masons

Stipp Peter, 520 Spruce

## Builders' and Mine Supplies

Howley Bros, 338 Penn av

## Builders' Hardware

Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221  
Lack av

## Builders' Supplies

Ward C F & Son, Taylor, Pa  
Worden M E, 222 Wyoming av

## Building Materials

Benore John & Son, 706 to 714  
Scranton  
Connell W P & Sons, 118 and 120  
Penn av  
Foote & Shear Co, 513 Lack av  
Gunster & Forsyth, 327 Penn av  
Hull John L, 27 Lack av  
Hunt & Connell Co, 434 Lack av  
Keystone Plaster Co, 532 Spruce  
Lackawanna Hardware Co, 221  
Lack av  
Leonard B E, 514 Lack av  
Paragon Plaster and Supply Co,  
515 Green Ridge  
Price & Howarth, 1001 to 1025 N  
Wash av  
Scranton Stone Co, 32 Burr bldg  
Taylor J F, Taylor, Pa  
Woolsey J B & Co

## Burden's Horse and Mule Shoes

Hunt & Connell Co, 434 Lack av

## Burglar and Fire Alarms

Hunt & Connell Co, 434 Lack av

## Cabinet Makers

Benton J L, 331 Adams av  
Knauss Frank T, 516 Penn av

## Carpenters and Builders

Barrowman Alexander, 325 n Main  
av  
Benore John & Son, 706 to 714  
Scranton  
Cadden Michael A, 816 Luzerne  
Capwell E D & Bros, 226 n Fill-  
more av  
Collins James, 216 Mifflin av  
Cook George, 154 s Hyde Park av

**JOHN D. KOHL,** Contractor and Builder,  
Cor. Delaware Street and Madison Ave.

**P. O. BOX, 454,**

Cutter Stewart H, 1220 Diamond av  
Davis J F, 510 n Bromley av  
Dean Reuben C, 1018 Wood  
Elias David P, 124 s Lincoln av  
Finn Ezra & Sons, 524 Olive  
Gibbons & Nolan, 1435 Summit av  
and 504 Oak  
Giblin John W, 122 Chestnut  
Halstead Nathaniel, 320 Mifflin av  
Hughes Edwin G, 307 s Main av  
Kester George B, 323 Madison av  
Kierstead A B, 355½ Adams av  
Kohl John D, Madison av cor Delaware  
Lyddon Thomas E, 426 Mifflin av  
McDonough William, 327 Fourth  
Manley J J, 322 Prospect av  
May Patrick J, 549 Fourth  
Moyer Frank M, r 320 n Wash av  
O'Mally J E, 1803 Jackson  
Pfaff Josiah, 331 n Lincoln av  
Phillips Alexander, 1407 Lafayette  
Price Thomas, 31 Avenue A, B  
Reynolds A, 131 Chestnut  
Schneider William H, 718 Hampton  
Silkman J H, 1828 Church av  
Schroeder Conrad, 36, 37 and 38  
Comwlth bldg  
Squires William H, 432 Edwards ct  
Swingle W T, 334 n Garfield av  
Taylor J F, Taylor, Pa  
Tuttle J C, 215 Centre  
Waterman, N L, 1012 Jones  
Williams Alvinza D, 1230 Vine  
Williams H M, 131 s Seventh  
Williams J H, 1214 Eynon  
Williams Wm P, 314 s Main av  
Woodling J J, 415 Olive  
Woolsey J B & Co, 312 and 314  
Forest ct  
Worden Minor E, 222 Wyoming av

### Carpenters' Tools

Connell W P & Sons, 118 and 120  
Penn av  
Foote & Shear Co, 513 Lack av  
Gunster & Forsyth, 327 Penn av

**Frank M. Moyer**  
Office, rear 320 N. Washington Ave., Scranton, Pa.

Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221  
Lack av

Leonard B E, 514 Lack av  
Scranton Supply and Machinery Co, 131 Wyoming av

### Carpets and Oil Cloths

Kerr & Siebecker, 408 Lack av

### Carvers—Wood

Benore John & Son, 706 to 714  
Scranton  
Geigle John, 620 and 622 Elm

### Cement

Foote & Shear Co, 513 Lack av  
Hunt & Connell Co, 454 Lack av  
Keller Luther, 813 w Lack av  
Keystone Plaster Co, 532 Spruce  
Paragon Plaster and Supply Co,  
515 Green Ridge

### Chisholm's, Scoops and Shovels

Hunt & Connell Co, 434 Lack av

### Church and School Furniture

Knauss Frank T, 516 Penn av

### Civil and Mining Engineers

Bartl Edmund A, 404 Lack av

### Contractors

Armfield W, 1926 Price  
Arnold W E, 618 Eynon  
Arnt Leonard S, 1205 Academy  
Aswell John, 310 Tenth  
Barber Ira T, 1206 Thompson  
Barrowcliff C F, 1125 Thompson  
Battle Daniel, 613 Fig  
Bellman Henry, 232 Ash  
Benore John & Son, 706 to 714  
Scranton  
Boland C T, 1121 Pittston av  
Boland P S, 508 Oak  
Brockway R B, 1352 Monsey av

CONTRACTOR AND BUILDER,  
WOOD CONSTRUCTION,

**PETER STIPP, Contractor and Builder,  
MANUFACTURER OF BRICK AND DEALER IN BUILDING STONE.**

Burke Bros, 10 Burr bldg.  
Burns M J, 135 s Seventh  
Bynon William S, 1142 Hampton  
Camin C H, 937 n Irving av  
Carlucci Frank & Bro, 724 Scranton  
Clancy P D, 1805 Ross av  
Collins James, 216 Mifflin av  
Crump G W, 113 n Everett av  
Danner Joseph, 334 Franklin av  
Davies D P, 361 n Bromley av  
Davies John, 1622 Capouse av  
Dunn Benjamin F, 1702 Wyo av  
Dunn Bros, 13 Tribune bldg  
Edwards D E, 512 n Rebecca av  
Fitzpatrick J T, Monroe av c Delaware, D  
Flanagan John, 1008 Hampton  
Fowler John, 1133 Eynon  
French Thomas, 521 n Garfield av  
Gabriel S, 233 Cherry D  
Geary Edward, 533 n Rebecca av  
Gibbons & Nolan, 504 Oak  
Gibbons P F, 1435 Summit av  
Gray John H, 1014 Luzerne  
Hamm Frederick, 519 Elm  
Harley Thomas, 209 Fourth  
Hartwick Henry, 336 New York  
Harvey Richard J, 535 Hampton  
Holly I B, 711 Court  
Hughes Edwin G, 307 s Main av  
Hurlburt Henry R, n Main av c w Market  
Jeffers J D, 1207 Court  
Jones John M, 1205 Hampton  
Kierstead A B, 335 Adams av  
Kinsley Charles R, 1535 Penn av  
Klotz A W, 407 Chestnut  
Kohl John D, Madison av cor Del  
Lewis C N, 1248 n Washn av  
Lewis D E, 446 Edwards ct  
Lord Charles N, 1248 n Washn av  
Lowry B P & Sons, 1233 Capouse av  
McCormick E J, r 218 Fifth av  
McDonough William, 1310 Stone av  
Maguitta Antonio, 919 Scranton  
Maier Julius, 625 Willow  
Markwick Bros, 433 Fourteenth  
Miller Harry M, 1415 Sanderson av  
Moran J J, 723 Jeff av D

Morris J R, 306 N Rebecca av  
Moyer Frank M, r 310 n Washn av  
Muldoon & Bowe, Poplar c Penn av  
Mulherrin John 110 n Sumner av  
Mulligan Peter T, 940 Providence rd  
Murray J M, 931 Crown av  
Nicholas David E, 114 n Hyde Park av  
Nolan Michael, 224 Railroad av  
Oakley D K, 139 Madison av  
O'Hara P F, 437 w Market  
O'Malley W T, 439 w Market  
Osterhout W D & Son, 127 Riggs D  
Pahl Henry, Beech n Moltke av  
Phillips Max, 415 Alder  
Phillips Frederick, 519 Cedar av  
Robbins Joseph S, 325 Evans ct  
Ruddy Michael J, Remington av bet Cherry and Brook  
Schive G W, 411 Stone av  
Schroeder Conrad, 36, 37 and 38 Comwlth bldg  
Shiffer Frank, 424 n Ninth  
Shiffer William J, 122 Mifflin av  
Spathelf Christian, 731 Adams av, D  
Stipp Peter, 520 Spruee  
Sykes Sam & Sons, 1235 Penn av  
Taylor J F, Taylor, Pa  
Teeter Charles L, 45 Republican bldg  
Thornton Hall, 402 w Drinker, D  
Ward C F & Son, Taylor, Pa  
Watkins Thomas W, 114 n Everett av  
Williams Alvinza D, 443 Taylor av  
Williams & Davis, 115 n Garfield av and 116 s Garfield av  
Williams Daniel, 120 n Sumner av  
Williams Edwin E, Penn av c Ash  
Williams Morris, 326 Twelfth  
Williams William R, 314 s Main av  
Williams William W, 200 High School  
Woolsey J B & Co, 312 Forest ct  
Woolsey James H, 312 Forest ct  
Worden Minor E, 222 Wyoming av

**Edmund A. Bartl,**  
TELEPHONE 2863.

CIVIL, MINING ENGINEER  
and ARCHITECT,  
404 Lackawanna Ave., Scranton, Pa.

# Peck Lumber Mfg. Co.

Planing, Moulding, Scroll Sawing, Shaping, Shingles, Lath, Pickets and Siding.  
101 to 111 E. Market St., Telephone 513.  
**Providence and Peckville, Pa.**

## Cordage and Rope

Hunt & Connell Co, 434 Lack av

## Cornice Mfrs

Hunt & Connell Co, 434 Lack av

## Corrugated Iron

Hunt & Connell Co, 434 Lack av

## Cutlery

Foote & Shear Co, 513 Lack av

## Cutlery—Importers of

Hunt & Connell Co, 434 Lack av

## Decorators

Kerr & Siebecker, 408 Lack av

## Door, Sash and Blind Mfrs

Benore John & Son, 706 to 714  
Scranton

Mason & Snowdon, Wood & Diamond  
av

Scranton Wood Working Co Ltd,  
510 to 516 Penn av

## Drain and Sewer Pipe

Connell W P & Sons, 118 and 120  
Penn av

Gunster & Forsyth, 327 Penn av

Hunt & Connell Co, 434 Lack av

Keller Luther, 813 w Lack av

Lackawanna Hardware Co, 221  
Lack av

Leonard B E, 514 Lack av

Schneider Bros, 601 and 603 Cedar  
av

## Draperies

Kerr & Siebecker, 408 Lack av

## Dumb Waiters

Hunt & Connell Co, 434 Lack av

Lackawanna Hardware Co, 221  
Lack av

Morse, Williams & Co, 425 Spruce  
Penn Elevator Engineering Co, 516  
Commerce, Phila

## Edge Tools

Foote & Shear Co, 513 Lack av

Hunt & Connell Co, 434 Lack av

## Electric Bells and Announcia- tors

Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221  
Lack av

## Electric Ventilating Fans

Hunt & Connell Co, 434 Lack av

## Electric Work

Scranton Electric Co, 705 w Lack  
av

## Electrical Apparatus

Wightman H J & Co, 11 Library  
bldg

## Electrical Engineers and Con- tractors

Scranton Electric Co, 705 w Lack  
av

Wightman H J & Co, 11 Library  
bldg

## Electrical Supplies

Hunt & Connell Co, 434 Lack av

## Elevators

Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221  
Lack av

Morse, Williams & Co, 426 Spruce  
Penn Elevator Engineering Co, 516  
Commerce, Phila

Scott C B, 119 Franklin av

## Enamel Ware

Foote & Shear Co, 513 Lack av

# Seranton Stone Co.,

Owners and operators of the West  
Mountain Yellow Stone Quarries.  
R. R. to Quarries.  
OFFICE, 32 BURR BUILDING.

## Fertilizers

Hunt & Connell Co, 434 Lack av  
Keller Luther, 813-815 w Lack av

## Fire Brick—Dealers

Connell W P & Sons, 118 and 120  
Penn av  
Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221  
Lack av  
Leonard B E, 514 Lack av

## Fire Clay

Hunt & Connell Co, 434 Lack av

## Fire Proof Steel Lath (Bostwick's)

Hunt & Connell Co, 434 Lack av

## Flagging and Stone

Carlucci Frank & Bro, 730 Scranton  
Jones Bros, 614 w Lack av  
Muldoon & Bowe, Poplar c Penn  
av  
Scranton Stone Co, 32 Burr bldg  
Stipp Peter, 520 Spruce  
Sykes Sam and Sons, 1235 Penn av  
Teeter C L Blue Stone Co, 35 Re-  
publican bldg

## Force Pumps

Hunt & Connell Co, 434 Lack av

## Furnace Work

Howley Bros, 338 Penn av

## Furnaces and Ranges

Connell W P & Sons, 118 and 120  
Penn av  
Foote & Shear Co, 513 Lack av  
Gorman John J, 309 Spruce  
Gunster & Forsyth, 327 Pen av  
Hunt & Connell Co, 434 Lack av

Lackawanna Hardware Co, 221  
Lack av

Leonard B E, 514 Lack av  
Mullen Thomas F, 315 Spruce

## Furnaces, Hot Air—Dealers in

Gorman John J, 309 Spruce  
Mullen Thomas F, 315 Spruce

## Furniture Mfrs and Wholesale Dealer

Knauss Frank T, 516 Penn av

## Fuses

Foote & Shear Co, 513 Lack av  
Hunt & Connell Co, 434 Lack av

## Galvanized Iron Cornices

Hunt & Connell Co, 434 Lack av

## Gas and Electric Fixtures

Boyle Edward F, 306 Lack av  
Connell W P & Sons, 118 and 120  
Penn av

Gorman John J, 309 Spruce  
Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 454 Lack av  
Leonard Thomas F, 505 Lack av

## Gas and Steam Fitters

Hunt & Connell Co, 434 Lack av

## Gas Engines

Hunt & Connell Co, 434 Lack av

## Gas, Steam and Hot Water Work

Gorman John J, 309 Spruce

## Giant Belting

Hunt & Connell Co, 434 Lack av

## Glass

Foote & Shear Co, 513 Lack av

**JOHN D. KOHL,**  
COR. DELAWARE STREET AND MADISON AVE.

CONTRACTOR AND BUILDER,  
P. O. BOX, 454,

**Glass Tube Cutters**

Hunt & Connell Co, 434 Lack av

**Grates and Mantels**

Gray William A, 320 n Wash av  
Hunt & Connell Co, 434 Lack av  
McClave, Brooks & Co, 301 and  
303 n Seventh

**Grindstones**

Foote & Shear Co, 513 Lack av

**Hair—Plasterers**

Keller Luther, 815 w Lack av

**Hardware and Cutlery**

Battin Henry & Co, 126 Penn av  
Beers Charles L, 301 n Main av  
Bittenbender & Co, 126 Franklin  
av  
Connell W P & Sons, 118 and 120  
Penn av  
Cowles William C, 1907 n Main av  
Devers James M, 340 w Market  
Diesing August, 603 Prospect av  
Doud W G & Co, 509 Lack av  
Foote & Shear Co, 513 Lack av  
Foster Selden M, 114 s Main av  
Gunster & Forsyth, 327 Penn av  
Howley Bros, 338 and 340 Penn av  
Hughes Richard J, 124 s Main av  
Hunt & Connell Co, 434 Lack av  
Johns Bros, 103 n Main av  
Keller George, 119 Penn av  
Lackawanna Hardware Co, 221  
Lack av  
Lackawanna Store Assn Ltd, Lack  
av c Jeff av  
Leonard B E, 514 Lack av  
Leonard Thomas F, 505 Lack av  
Lewis Lewis W, 1547 Dickson av  
McLane M V, 319 Chestnut, D  
Monies Arthur C, 1542 Dickson av  
Pinnell J W, 302 e Drinker, D  
Reese Samuel M, 123 s Main av  
Schneider Bros, 601 and 603 Cedar  
av

Scranton Supply and Machinery  
Co, 131 Wyoming av  
Slack C P, 1548 Dickson av  
Taylor J F, Taylor, Pa  
Yoos & Doyle, 124 n Main av  
Ziegler & Schumacher, 501 Cedar  
av

**Hardware (Builders' etc)**

Howley Bros, 338 Penn av

**Hardwood Finishers**

Benore John & Son, 706 to 714  
Scranton  
Knauss Frank T, 516 Penn av

**Hardwoods (Dealers)**

Benore John & Son, 706 to 714  
Scranton

**Hatch Doors**

Morse, Williams & Co, 425 Spruce  
Penn Elevator Engineering Co,  
516 Commerce Phila

**Hauling**

Union Transfer Co, 107 Franklin  
av

**Heating Apparatus**

Foote & Shear Co, 513 Lack av  
Hunt & Connell Co, 434 Lack av

**Heating Stoves**

Foote & Shear Co, 513 Lack av

**Hollow Ware**

Foote & Shear Co, 513 Lack av  
Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221  
Lack av

**Horseshoes—Wholesale**

Hunt & Connell Co, 434 Lack av

**FRANK M. MOYER, Contractor and Builder,**  
WOOD CONSTRUCTION,  
Office, rear 320 N. Washington Ave., Scranton, Pa.

# PETER STIPP, Contractor and Builder, Manufacturer of Brick and Dealer in Building Stone. Scranton, Pa.

## BUILDERS HANDY BOOK.

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### Hot Water Heating

Howley Bros, 338 Penn av  
Maxwell George F, cor Mulberry  
and Adams av

### House Furnishing Goods

Foote & Shear Co, 513 Lack av  
Gunster & Forsyth, 327 Penn av  
Lackawanna Hardware Co, 221  
Lack av

### Housekeeping Utensils

Hunt & Connell Co, 434 Lack av

### Hoyt's Leather Belting

Hunt & Connell Co, 434 Lack av

### Ice Cream Freezers

Foote & Shear Co, 513 Lack av  
Hunt & Connell Co, 434 Lack av

### Interior Finishing

Benore John & Son, 706-714  
Scranton

### Interior Wood Work

Benore John & Son, 707-714 Scranton

Hughes Edwin G, 307 s Main av

### Interior Work

Ward C F & Son, Taylor, Pa  
Worden M E, 222 Wyoming av

### Iron and Steel

Hunt & Connell Co, 434 Lack av

### Iron Pipe

Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221  
Lack av

### Knowles Pumps

Hunt & Connell Co, 434 Lack av

**Edmund A. Bartl,**  
TELEPHONE 2863.

### Lace Curtains, Retail

Kerr & Siebecker, 408 Lack av

### Lamps and Chandeliers

Foote & Shear Co, 513 Lack av  
Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av

### Laths and Plaster

Keller Luther, 813 w Lack av

### Lawn Mowers

Foote & Shear Co, 513 Lack av

### Lead Pipe

Hunt & Connell Co, 434 Lack av

### Leviathan Belting

Hunt & Connell Co, 434 Lack av

### Lime, Plaster and Cement

Hunt & Connell Co, 434 Lack av  
Keller Luther, 813 w Lack av  
Keystone Plaster Co, 532 Spruce  
Paragon Plaster and Supply Co,  
1506-1516 Albright av

### Lumber

Ansley Joseph & Son, 801 Scranton  
Benore John & Son, 706-714 Scranton  
Commonwealth Lumber Co, Com-  
wlth bldg  
Davis Berton E, Green Ridge c  
Nay-Aug av  
Finn Ezra & Sons, Ash c Penn av  
and 524 Olive  
Green Ridge Lumber Co, 515 to  
521 Green Ridge  
Mason & Snowdon, Wood c Dia-  
mond av  
Mulherin & Judge 1401 Remington  
av

CIVIL, MINING ENGINEER  
and ARCHITECT,  
404 Lackawanna Avenue, Scranton, Pa.

Osterhout W D & Son, 127 Riggs,  
D  
Price & Howarth, 1001 to 1025 n  
Washn av  
Spruks Bros, 519 Alder  
Taylor J F, Taylor, Pa  
Ward C F & Son, Taylor, Pa  
Woolsey J B & Co, 312 and 314  
Forest ct

**Lumber Wholesale**

Allegheny Lumber Co, 4 Library  
bldg  
Bonnell Lewis M, 433 Lack av  
Chapmann & Hall, 225 n Washn av  
Green Ridge Lumber C4, 515 to 521  
Green Ridge  
Haupt Lumber Co, 6 Dime Bank  
bldg  
Lackawanna Lumber Co, 512  
Spruce  
Mason & Snowdon, Wood & Dia-  
mond av  
Megargel, Steel & Co, 7 and 8  
Tribune bldg  
Peck Lumber Mfg Co, 107 e Mar-  
ket, office 512 Spruce  
Price & Howarth, 1001 to 1025 n  
Washn av  
Richards Lumber Co, Comwlth  
bldg  
Swartz Lumber Co, 2 Price bldg  
Wilson Lumber Co, 12 and 13 Com-  
wlth bldg  
Warden Edward, 222 Wyo av

**Machinist's Tools and Sup-  
plies**

Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221  
Lack av

**Marble and Granite**

Carlucci Frank & Bro, 730 Scranton  
Hunt & Connell Co, 434 Lack av  
Scranton Stone Co, 42 Burr bldg  
Stipp Peter, 520 Spruce

**SCRANTON  
STONE CO.,**

Owners and Operators of the West Moun-  
tain Yellow Stone Quarries. R. R. to Quar-  
ries. OFFICE, 32 BURR BUILDING.

**Mason's Supplies**

Hunt & Connell Co, 434 Lack av  
Keller Luther, 813 w Lack av

**Mattings**

Kerr & Siebecker, 408 Lack av

**Metal and Sheet Iron Roofing**

Howley Bros, 338 Penn av

**Metal Roofing**

Foote & Shear Co, 513 Lack av

**Metal Shingles**

Hunt & Connell Co, 434 Lack av

**Mill and Mine Supplies**

Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221  
Lack av

**Mill Work**

Benore John & Son, 706-714 Scranton

**Miners' Lamps**

Foote & Shear Co, 513 Lack av

**Miners' Lamps—Mfrs of**

Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av

**Mining Engineers**

Bartl Edmund A, 404 Lack av

**Mortgage Brokers**

Scranton Real Estate and Invest-  
ment Agency, 421 Lack av

**Motors and Dynamos Mfrs**

Scranton Electric Co, 705 w Lack  
av

#### Moulding Mfrs

Benore John & Son, 706-714 Scranton

Ward C F & Son, Taylor, Pa

#### Nails and Spikes

Foote & Shear Co, 513 Lack av  
Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221 Lack av

#### Oakum

Foote & Shear Co, 513 Lack av  
Hunt & Connell Co, 434 Lack av

#### Open Fireplaces

Gray W A, 320 n Wash av

#### Painters—House and Sign

Adams John W, 1417 Penn av  
Becker Frederick Jr, 337 Adams av  
Bishop Frank, 206 Fifth av  
Borchers F V & Co, 713 Cedar av  
Briegel George A, 502 Lack av  
Crawn Bartley, 417 n Seventh  
Dougherty George, 1518 Wyoming av  
Driesbaugh Lyman, 509 Court  
Driscoll Robert M, 2411 Cedar av  
Evans Robert, 353 n Sumner av  
Fletch Matthias, 705 Hampton  
Fuller Perry H, 318 n Main av  
Gibbons William, 429 Oswell et  
Hay Alexander, 728 Capouse av  
Hay William, 309 Linden  
Hopewell Harry U, 608 Pine  
Humphreys William, 342 n Bromley av  
Jacobs Charles S, 1549 Dickson av  
James Thomas R, 1818 Wayne av  
Johnson Francis J, 226 Spruce  
Justin Henry B, 459 n Main av  
Kossmann Jacob, 522 Myrtle  
McHugh J T, 106 w Drinker, D  
Mellert John, 523 Fifth av

Morey Moses, 125 n Wash av  
Nicholson Charles A, 1309 Capouse av

Petizinger Frederick, 335 New Rehrig & Bach, 533 Linden

Robling Bros, 417 Franklin av

Robling Frank Jr, 403 Penn av

Rowan Patrick T, 517 Luzerne

Rozelle Orlando, 319 Lack av

Scott R A, 311 Chestnut, D

Shoemaker George M, 1418 Capouse av

Smith Frank G, 603 Court

Staff Philip M, 216 Fifth

Wagner Charles, 503 Linden

Whitman J E, 512 Lee et

Winans George G, 307 Lack av

#### Paints, Oils and Glass

Briegel George A, 502 Lack av

Foote & Shear Co, 513 Lack av

Gunster & Forsyth, 327 Penn av

Haas Edward L, 327 Spruce

Jacobs C S, 1549 Dickson av

Jenkins & Musgrave, 101 s Main av

Lackawanna Hardware Co, 221 Lack av

Lackawanna Store Assn Ltd, Lack

av c Jeff av

McIntosh S N 612 w Lack av

Matthews Bros, 320 Lack av

Morgan & Co, 101 n Main av

Schneider Bros, 601 and 603 Cedar av

Winke J Charles, 315 Penn av

#### Paper Hangers

Jacobs C S, 1549 Dickson av Green Ridge

#### Perkins' Steel Side and Toe Weights

Hunt & Connell Co, 434 Lack av

#### Pig Lead

Hunt & Connell Co, 434 Lack av

**JOHN D. KOHL,**

**CONTRACTOR AND BUILDER,**  
Cor. Delaware Street and Madison Ave.,  
P. O. BOX, 454.

**Planing Mill Work**

Price & Howarth, Washn av and Ash

**Planing Mills**

Ansley Joseph & Son, 801 Scranton Benore John & Son, 706-714 Scranton

Geigle John, 620 Elm

Green Ridge Lumber Co, 515-521 Green Ridge

Hagen Ferdinand, 526 and 528 Alder

Mason & Snowdon, Wood c Diamond av

Washburn & Zerfass, 119 Meridian

Woolsey J B & Co, 312 and 314 Forest ct

**Plaster**

Keystone Plaster Co, 522 Spruce Paragon Plaster and Supply Co, 1506-1516 Albright av

**Plasterers**

Blossom Ralph D, 423 Larch Colligan John, 628 n Washn av Colligan Michael J, 626 n Washn av Fetzer Theodore, 526 Larch, D Flanagan John, 1008 Hampton Jeffreys Joseph, 220 n Hyde Park av Welsh Patrick A, 1523 Pittston av

**Plasterers' Materials**

Hunt & Connell Co, 434 Lack av

**Plumbers, Gas and Steam Fitters**

Battin Plumbing Co, 243 Wyo av Connell W P & Sons, 118 and 120 Penn av Foster S M, 111 s Main av Gardner Horatio N, 321 Mulberry Gorman John J, 309 Spruce Griffiths William D, 1040 Jackson Gunster & Forsyth, 327 Penn av

Harlan Luke, 1548 Dickson av Howley Bros, 336 Penn av Hughes Thomas J, 129 Chestnut D Hunt & Connell Co, 434 Lack av Kelley John J, 318 Penn av Lawler J J, 247 Wyo av

Leonard B E, 514 Pack av Leonard Thomas F, 505 Lack av McKnight George, 112 n Hyde Park av

McNally & Dolphin, 421 s Washn av Maxwell G F, 327 Adams av Monies A C, 1542 Dickson av Mullen Thomas F, 315 Spruce Rafter John J, 317 Adams av Schneider Bros, 601 and 603 Cedar av

Yoos & Doyle, 124 n Main av Zerfass James F, 333 Adams av

**Plumbers Supplies**

Connell W P & Sons, 118 and 120 Penn av

Gorman John J, 309 Spruce Guuster & Forsyth, 327 Penn av Hunt & Connell Co, 434 Lack av Lackawanna Hardware Co, 221 Lack av

Leonard B E, 514 Lack av Leonard Thomas F, 505 Lack av Mullen Thomas F, 315 Spruce

**Plumbing and Steam Heating**

Howley Bros, 338 Penn av

**Plumbing Goods**

Foote & Shear Co, 513 Lack av

**Pulley Blocks**

Hunt & Connell Co, 434 Lack av

**Pumps**

Gorman John J, 309 Spruce Hunt & Connell Co, 434 Lack av Lackawanna Hardware Co, 221 Lack av

**Quarries**

Scranton Stone Co, 32 Burr bldg

**Radiators**

Hunt & Connell Co, 434 Lack av

**Railroad and Mine Supplies**

Lackawanna Hardware Co, 221  
Lack av

**Ranges**

Foote & Shear Co, 513 Lack av

**Real Estate—Agents and Brokers**

Holgate Matthew H, 27 Commonwealth bldg  
Schoonmaker & Hand, 7 Commonwealth bldg  
Scranton Real Estate and Investment Agency, 421 Lack av

**Refrigerators**

Foote & Shear Co, 513 Lack av  
Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221  
Lack av

**Revere Rubber Company's Belting, Packing and Hose**

Hunt & Connell Co, 434 Lack av

**Roofers—Gravel**

Barlow Palmer M, 314 Penn av  
Penn Roofing Co, 326 n Washn av

**Roofers—Metal**

Connell W P & Sons, 118 and 120  
Penn av  
Gorman John J, 309 Spruce  
Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av

Leonard B E, 514 Lack av  
Leonard Thomas F, 503 Lack av  
Mullen Thomas F, 315 Spruce  
Ober Joseph, 337 Penn av  
Schneider Bros, 601 and 603 Cedar  
av

**Roofers' Paint**

Brock William, r 136 Adams av  
Penn Roofing Co, 326 n Washn av

**Roofers—Slate**

Hull John L, 15 Lack av  
Northacker Charles H, 1347 Wyo  
av  
Schmidt Emil, 623 Prospect av  
Weisenfluh John V, 1127 Luzerne

**Roofing Felt**

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Penn Roofing Co, 326 n Washn av

**Roofing—Slate**

Green Ridge Lumber Co, 515 to  
521 Green Ridge

**Ropes and Cordage**

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Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av  
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**Rubber Hose**

Foote & Shear Co, 513 Lack av  
Hunt & Connell Co, 434 Lack av

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Kerr & Siebecker, 408 Lack av

**Sand**

Brook-Side Sand Co, 328 Green  
Ridge  
Keller Luther, 813 w Lack av  
Schreder & Schadt, Adams av c  
Ash

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BUILDERS HANDY BOOK.

## Sanitary Plumbers

Gorman John J, 309 Spruce

## Sash, Doors and Blinds

Price & Howarth, 1001 to 1025 n  
Wash av

Taylor J F, Taylor, Pa

Ward C F & Son, Taylor, Pa

## Saws

Foote & Shear Co, 513 Lack av

## Scales—Dealers in

Gunster & Forsyth, 327 Penn av  
Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221  
Lack av

## School Furniture

Knauss Frank T, 516 Penn av

## Screens and Easels

Kerr & Siebecker, 408 Lack av

## Seeds, Clover, Timothy and Lawn Grass

Hunt & Connell Co, 434 Lack av

## Sewer Pipe

Foote & Shear Co, 513 Lack av  
Hunt & Connell Co, 434 Lack av  
Keller Luther, 813 w Lack av  
Scranton Fire Brick Co, Comwlth  
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Scranton

## Steam Boilers

Hunt & Connell Co, 434 Lack av

## Steam Fittings

Hunt & Connell Co, 434 Lack av

## Steam Heating Apparatus

Gunster & Forsyth, 327 Penn av

## Steam Pumps

Hunt & Connell Co, 434 Lack av

## Steamship Agents

Price & Howarth, 1001-1025 n  
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Scranton Stone Co, 32 Burr bldg  
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publican bldg

## Store Fixtures

Knauss Frank T, 516 Penn av

## Store Office and Bar Fix- tures

Benore John & Son, 706-714 Scranton

## Stoves and Tinware

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Gunster & Forsyth, 327 Penn av  
Lackawanna Hardware Co, 221  
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Lack av

Leonard Thomas F, 505 Lack av  
Schneider Bros, 601 and 603 Cedar  
av

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Hunt & Connell Co, 434 Lack av

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**Tin and Sheet Iron Workers**

Connell W P & Sons, 118 and 120  
Penn av

Cowles Wm C, 1907 n Main av  
Gorman John J, 309 Spruce  
Gunster & Forsyth, 327 Penn av  
Howe T B & Son, 328 Green Ridge  
McDonald Anthony, 854 Capouse  
av

Monies A C, 1542 Dickson av  
Mullen Thomas F, 315 Spruce  
Schneider Bros, 601 and 603 Cedar  
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Zerfass James F, 333 Adams av

**Tinning**

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Howley Bros, 338 Penn av

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**Tinware**

Foote & Shear Co, 513 Lack av

**Tools**

Foote & Shear Co, 513 Lack av

**Upholsterers**

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**Upholstery Goods**

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Lack av

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Foot & Shear Co, 513 Lack av  
Hunt & Connell Co, 434 Lack av

**Wire Rope**

Hunt & Connell Co, 434 Lack av  
Lackawanna Hardware Co, 221  
Lack av

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Floors**

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**Wood Mantels**

Hunt & Connell Co, 434 Lack av  
Knauss Frank T, 516 Penn av

**Wood Polisher**

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